

**APPEARANCE COMMISSION**

**Thursday, February 21, 2008  
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

Carrie Davis  
Kathryn Delk

Absent

Jerry Aulisio  
Chris Buti

City Council

Ald. Frank Wsol

Others Present

Approximately 20 citizens

**B. APPROVAL OF MINUTES**

It was moved by Commissioner Upton, seconded by Commissioner Kuhlman, that the minutes of the regular meeting of January 17, 2008, be approved. The Commission, by voice vote, unanimously approved the minutes.

**C. \*CONSENT AGENDA**

It was moved by Commissioner Upton, seconded by Commissioner Kuhlman, that the Consent Agenda be approved subject to the addition of Case Number: SF-07-03 and the removal of Case Numbers: SG-08-02, SA-08-02 and SA-08-03.

Vote on the motion was as follows:

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

**D. APPEARANCE REVIEW**

1. Appearance Case Number SG-08-02: Projecting Sign for Subway, 33 South Prospect Avenue

Pradip Pandya submitted an application for a projecting sign for Subway at 33 South Prospect Avenue. The proposed projecting sign would consist of white and yellow lettering on a green background. The sign would be non-illuminated.

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

The Commission found the proposed sign to be designed appropriately for the building and area. The length of the sign should be reduced to three feet. A mounting mechanism should be used to attach the sign to the building. An outline around the letters, or something similar in design, should be created.

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

AGREED to approve the projecting sign at 33 South Prospect Avenue, Appearance Case Number SG-08-02, subject to reducing the size of the sign to three feet in length, using a mounting device to hang the sign and creating an outline around the letters, or something similar.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the sign 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 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 Kidd, Kuhlman and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Aulisio and Buti

2. \*Appearance Case Number SG-08-03: Wall, Awning, Projecting and Window Signs for Noodles and Company, 50 North Northwest Highway

All-Right Sign and Noodles and Company submitted an application for wall, awning, projecting and window signs for Noodles and Company at 50 North Northwest Highway. The proposed wall, projecting and window signs would consist of white and orange lettering on a red background with a gray, white and yellow logo. The awning would consist of white lettering on a red background.

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

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

AGREED to approve the wall, awning, projecting and window signs at 50 North Northwest Highway, Appearance Case Number SG-08-03, 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 Kidd, Kuhlman and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Aulisio and Buti

3. \*Appearance Case Number SA-08-01: Single Family Alteration, 409 South Clifton Avenue

Brehm Architects, and Jim and Joan Sandrik submitted an application for a single family alteration at 409 South Clifton Avenue. The proposed alteration would include a one-story addition to an existing two-story residence. Proposed materials include wood siding and asphalt shingles to match existing.

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.

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

AGREED to approve the single family alteration at 409 South Clifton Avenue, Appearance Case Number SA-08-01, 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 Kidd, Kuhlman and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Aulisio and Buti

4. Appearance Case Number SA-08-02: Single Family Alteration, 120 South Merrill Street

Metropulos-Karikomi Architects, and Jenny and Terry Maloney submitted an application for a single family alteration at 120 South Merrill Street. The proposed alteration would include a second-story addition to an existing one-story residence. Proposed materials include shingle siding and 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.

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

AGREED to approve the single family alteration at 120 South Merrill Street, Appearance Case Number SA-08-02, 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 Kidd, Kuhlman and Upton

NAYS 0 None

ABSENT 2 Commissioners Aulisio and Buti

5. Appearance Case Number SA-08-03: Single Family Alteration,  
2137 North Home Avenue

B.K. Architects, and Alicja and Radzieta Wojciech submitted an application for a single family alteration at 2137 North Home Avenue. The proposed alteration would include a two-story and a second floor addition to an existing one-story residence. Proposed materials include light red brick, stone, khaki trim, beige stucco, and synthetic slate roofing.

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 felt that the house was well scaled and detailed. Material transitions must occur at inside corners. The brick should continue around the right corners on the second floors of both the front and rear elevations.

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

AGREED to approve the single family alteration at 2137 North Home Avenue, Appearance Case Number SA-08-03, subject to continuing the brick around the right corners on the second floors of both the front and rear elevations.

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 Kidd, Kuhlman and Upton

NAYS 0 None

ABSENT 2 Commissioners Aulisio and Buti

6. Appearance Case Number SA-08-04: Single Family Alteration,  
1704 Stewart Avenue

B.K. Architects and Teresa Utratny submitted an application for a single family alteration at 1704 Stewart Avenue. The proposed alteration would include a one-story addition to an existing two-story residence. Proposed materials include beige stucco, stone, dark brown trim, and light 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 alteration to be designed appropriately for the building and area. An eight to ten foot ornamental tree should be added to the right corner of the house in front of the arborvitae.

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

AGREED to approve the single family alteration at 1704 Stewart Avenue, Appearance Case Number SA-08-04, adding an eight to ten foot ornamental tree at the right corner of the house in front of the arborvitae.

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 Kidd, Kuhlman and Upton

NAYS 0 None

ABSENT 2 Commissioners Aulisio and Buti

7. Appearance Case Number GN-08-01: Garage Review,  
1704 Stewart Avenue

B.K. Architects and Teresa Utratny submitted an application for a garage review at 1704 Stewart Avenue. The proposed garage would be eighteen feet in height. Proposed materials include beige stucco, stone, dark brown trim, and light 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 Upton, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the garage review at 1704 Stewart Avenue, Appearance Case Number GN-08-01, 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 house. 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 Kidd, Kuhlman and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Aulisio and Buti

8. Appearance Case Number SA-08-05: Single Family Alteration,  
1100 South Aldine Avenue

Dan and Bronagh O'Brien, and Gerald McManus submitted an application for a single family alteration at 1100 South Aldine Avenue. The proposed alteration would include a one-story addition and a two-story addition to an existing two-story residence. Proposed materials stone, medium khaki vinyl siding, and dark brown trim and 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. A pilaster should be added to the porch on the south elevation in place of the brick ledge. Stone should continue around the corner of the west elevation up to a new eight-inch offset. Stone headers should be added above the side elevation windows. A pilaster should be added on the left side of the porch and a hipped roof on the left side of the porch on the front elevation. The brick on the base of the left side of the front elevation should be eliminated. Details on the porch guard rails should be provided.

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

AGREED to approve the single family alteration at 1100 South Aldine Avenue, Appearance Case Number SA-08-05, subject to adding a pilaster to the porch on the south elevation in place of the brick ledge, continuing the stone around the corner on the west elevation up to a new eight-inch offset, adding stone headers above the side elevation windows, creating a pilaster on the left side of the porch and a hipped roof on the left side of the porch on the front elevation, eliminating the brick on the base on the left side of the front elevation and providing details on the porch guard rails.

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

9. Appearance Case Number SA-08-06: Single Family Alteration,  
431 South Fairview Avenue

CBJ Architects and Peter Sremac submitted an application for a single family alteration at 431 South Fairview Avenue. The proposed alteration would include a remodeling the second floor on an existing two-story residence. Proposed materials include light tan stucco, dark brown trim and dark brown-rust 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.

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

AGREED to approve the single family alteration at 431 South Fairview Avenue, Appearance Case Number SA-08-06, 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 Kidd, Kuhlman and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Aulisio and Buti

10. \*Appearance Case Number SF-08-01: Single Family Residence,  
1760 Good Avenue

B.K. Architects and Beny Bujdei submitted an application for a single family residence at 1760 Good Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include medium brown brick, stone, burgundy and khaki trim, dark and light 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.

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

AGREED to approve the single family residence at 1760 Good Avenue, Appearance Case Number SF-08-01, 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 2 Commissioners Aulisio and Buti

11. Appearance Case Number SF-08-02: Single Family Residence,  
322 Grand Boulevard

Lira and Associates and Nick Giordano submitted an application for a single family residence at 322 Grand Boulevard. The proposed residence would be a two-story structure, with a three-car detached garage. Proposed materials include medium brown brick, stone, dark brown trim, and tan-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. The windows should align, particularly on the north elevation.

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

AGREED to approve the single family residence at 322 Grand Boulevard, Appearance Case Number SF-08-02, subject to aligning windows, particularly on the north elevation.

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 2 Commissioners Aulisio and Buti

12. Appearance Case Number GN-08-02: Garage Review,  
322 Grand Boulevard

Lira and Associates and Nick Giordano submitted an application for a garage review at 322 Grand Boulevard. The proposed garage would be eighteen feet in height. Proposed materials include medium brown brick, dark brown trim and tan-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 Upton, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the garage review at 322 Grand Boulevard, Appearance Case Number GN-08-02, 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 house. 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 Kidd, Kuhlman and Upton

NAYS 0 None

ABSENT 2 Commissioners Aulisio and Buti

13. Appearance Case Number CI-08-01: Landscape and Sign Review for Christie's Carousel of Learning, 1300 West Crescent Avenue

Christie's Carousel of Learning submitted an application for a landscape plan and sign review for Christie's Carousel of Learning at 1300 West Crescent Avenue. The proposed ground sign would consist of black, red and blue lettering on a white background; with a black, blue, yellow, purple and red logo. The sign would be non-illuminated.

Chairman Kidd disclosed that he had an email conversation with Al Batusi, as well as a phone conversation with Phillip Cypcar regarding this case.

Exhibits of the landscape plan and sign were entered.

Phyllis Cypcar, at 301 South Lincoln Avenue did not feel that the proposed landscape plan would sufficiently screen the playground and fence. She inquired whether or not a Floor Area Ratio Study of the playground was submitted. Acting Director Carrie Davis stated that it was not required for this scope of work.

Jennifer Maloney, at 120 South Merrill Street, noted that there are playgrounds all over Park Ridge and that she did not see any problem with this site.

The Commission found the landscape plan and sign to be in keeping with the character of the neighborhood. The landscape plan should be resubmitted to show an expanded planting area containing layers of and a variety of plantings that include the arborvitaes. The existing tree should be incorporated into the planting scheme. The Commission noted that the green color scheme would help to blend the playground into the area.

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

AGREED to approve the landscape and sign review at 1300 West Crescent Avenue, Appearance Case Number CI-08-01, subject to resubmitting the landscape plan.

In making the motion, the Commission made findings based on the exhibits presented. The design and color of the proposed landscape plan and sign would be appropriate for the existing structure and installation would be appropriate for the site. Therefore, the Commission finds that the proposed landscape plan and 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 Kidd, Kuhlman and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Aulisio and Buti

14. \*Appearance Case Number SF-07-03: Landscape Plan Review for Single Family Residence, 820 South Seminary Avenue

Jakl Brandeis Architects and Dave Olzeski submitted a revised landscape plan for a single family residence at 820 South Seminary Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. 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 residence.

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

AGREED to approve the revised landscape plan for 820 South Seminary Avenue, Appearance Case Number SF-07-03, as submitted.

Vote on the motion was as follows:

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

**E. OTHER BUSINESS**

Pre-Application for New Commercial Construction at 742 Higgins Road

Neri Companies and Mike and Maria Loukas submitted a pre-application for a new commercial building at 742 Higgins Road. The proposed structure would be one-story and include almost 10,000 square feet. On-site surface parking would be provided with direct access off Higgins Road and the alley at the rear. Open patio space is proposed on either side of the building. Proposed materials include limestone and aluminum paneling.

The Commission noted that the design of the building is very clean, simple, contemporary and fresh. It will fit very well into the existing neighborhood, which has a mix of different building types and conditions. It would set a precedence for new construction. The layout of the building could be made into more of a L-shape to create more of an enclosed patio space. This building should be viewed as a four-sided building because of the parking and access off the rear.

Alderman Wsol asked that the patios be screened from neighboring residences because of the possibility of restaurants using the end spaces. He had concerns with increased traffic from Higgins

Road onto Brophy Avenue. He noted that there might be an issue with having the parking lot directly next to the existing residences off the alley. It could be an issue to have shared residential and commercial traffic in the alley adjacent to the residences.

Pre-Application for Institutional Alteration at 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 red brick, aluminum panels and stone.

The Commission noted that this new design is much better than what was previously submitted. It has a much more contemporary, clean style. The stone choice blends very nicely. Fenestration should be added to the corner of the Meacham elevation because this side serves as the entry to Uptown.

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

**G. ADJOURNMENT** – The meeting was adjourned at 9:15 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.