



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: March 24, 2011
To: Appearance Commission
From: Jon Branham, Planner *JB*
Subject: Staff Comments for the March 24, 2011, Meeting

Appearance Review Cases

(1) SG-11-06: 2301 West Touhy Avenue – The existing Citgo gas station is changing to a Shell gas station and is proposing to change face panels on the existing ground sign and alter the canopy to reflect the new business name.

(2) SG-11-07: 1032 North Northwest Highway – The commercial alteration was approved at the September, 2010, meeting. The landscape plan was approved at the October, 2010, meeting. The front street facing “McDonald’s” wall sign is the only sign that does not require a variance. The other proposed wall signs would need to obtain variances and return to the Appearance Commission following any approval.

(4) SA-11-01: 1113 Garden Avenue – The landscaping plan should indicate planting sizes. An eight to ten foot tall ornamental tree should be considered for the front right corner.

(5) SA-11-02: 1603 Brophy Avenue – The applicant should be required to replace any landscaping that is damaged during construction and connect the private sidewalk directly to the public sidewalk if it is removed.

(7) SA-11-04: 1321 Glenlake Avenue – The landscaping plan should be expanded to include more plantings and greater variety. The private sidewalk should connect to the public sidewalk. Material transitions should occur at inside corners.

(8) SA-11-05: 304 Cumberland Avenue – The applicant is seeking to acquire the lot to the south and enlarge the existing residence. An administrative subdivision will be required to combine the zoning lots.

(9) CI-11-02: 1053 North Northwest Highway – The applicant has requested that the street-side face brick be able to be painted if there exists a discernable discoloration when the cross-gabled roof is removed. A proposed ground sign request would be part of a separate application.

(10) CI-11-03: 1908 Weeg Way – A site plan review and variance will be required for the proposed institutional development. The applicant is proposing to use same foundation as the existing structure. The Commission may want to consider additional pedestrian orientation and access to the building.

Awards Program Update

Enclosed please find an updated Appearance Awards Program Nomination Form and Reference Sheet.

Attachments



Nominations due
July 15, 2011!

1st Annual Park Ridge Appearance Awards

Residents of Park Ridge are invited to nominate buildings and landscapes that reflect or enhance the character of the City for an Appearance Award. **Residential, commercial, and institutional buildings are eligible, as are their landscapes.**

A panel consisting of Appearance Commission members will judge the nominations. The owners of winning properties will be recognized by the City Council and receive certificates of recognition from the Appearance Commission at an award ceremony to be held Thursday, October 24, 2011 at the City Hall Council Chambers.

Residents may nominate any property for an award, including their own, in any of the following categories:

- **RESTORATION:** Restoration awards acknowledge projects in which a building, or landscape has been returned to its original appearance. The project might involve the restoration of an entire building, or focus on a particular feature of the property that has been lost or altered. Examples include the restoration of missing ornament, re-creation of a porch or landscape, or the choice of a period color scheme when repainting.
- **ADDITION:** Addition awards acknowledge alterations or additions to existing structures that are sensitive to their character in size, scale, style, and choice of materials. Successful projects do not need to match an existing structure exactly, but may contrast with it in a manner that complements the original building and its surroundings. A new landscape consistent with the original character of an associated structure would also be eligible.
- **NEW CONSTRUCTION:** New construction awards acknowledge exceptional examples of new construction that are sympathetic to the character of their neighborhoods or settings in size, scale, style, and choice of materials. A project in this, or any, category that involves the demolition of a structure deemed to be historically valuable by the Park Ridge Historic Preservation Commission will not be eligible to receive an award.

To nominate a property, please use the attached Nomination Form, which must be returned by Friday, July 15, 2011 for consideration.



Park Ridge
Appearance
Awards –
Nomination Form

1. Address of Nominated Property: _____

2. Property Type:

Residential Commercial Institutional Building

3. Award Category:

RESTORATION

ADDITION

NEW CONSTRUCTION

Exterior Landscape

4. Describe how the property meets the criteria for this category? *(In preparing your response, please refer to the description of each category on the previous page and the City of Park Ridge's "Urban Design Guidelines". Attach additional pages as necessary.)*

Please confirm that the property has received all final inspections and a Certificate of Occupancy:

Yes _____ No _____

Year Certificate of Occupancy issued: 20_____

Please attach any documentation relative to the original appearance of the structure (e.g., photos, plans, etc.) and/or its condition prior to restoration, as well as a current photograph. If you wish these materials or photos to be returned after judging, please check here and enter your address below:

5. In what ways, if any, did this project involve environmentally sensitive or "green" materials or methods? *(not required for consideration)*

6. Name, address and phone of nominator *(not required unless materials must be returned):*

Please return this form, any attachments and photos by Friday, July 15, 2011 to:

Park Ridge Appearance Commission Awards
Attn: Jon Branham
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