



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday December 17, 2009
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:02 p.m.

A. ROLL CALL

Present

Randall Derifield
Brian Kidd, Chairman
Kim Kuhlman
Ellen Upton

Staff

Jon Branham
Carrie Davis
Kathryn Delk

Absent

Chris Buti

Others Present

Approximately 10 citizens

B. APPROVAL OF MINUTES

It was moved by Commissioner Upton, and seconded by Commissioner Derifield, that the minutes of the regular meeting of November 19, 2009, be approved. The Commission, by voice vote, unanimously approved the minutes.

C. *CONSENT AGENDA

It was moved by Commissioner Derifield, and seconded by Commissioner Upton, that the Consent Agenda be approved, subject to the addition of Case Numbers: SG-09-36 and EG-09-08.

Vote on the motion was as follows:

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

D. APPEARANCE REVIEW

- 1. *Appearance Case Number SG-09-30: Wall Sign for Chickie’s Diner, 920 Busse Highway

Levin Associates Architects, Tom Mamoskf and Design Group Signage submitted an application for a wall sign for Chickie’s Diner at 920 Busse Highway. The wall sign would consist of black letters; with a light blue, pink, white and black logo on a white background. The wall sign would be internally illuminated.

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

The Commission found the wall sign to be designed appropriately for the building and area.

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

AGREED to approve the wall sign at 920 Busse Highway, Appearance Case Number SG-09-30, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color 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 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, Kidd, Kuhlman and Upton
- NAYS 0 None
- ABSENT 1 Commissioner Buti

- 2. *Appearance Case Number SG-09-31: Wall and Ground Signs for PNC Bank, 607 West Devon Avenue

Modern Signs and F.R. Walters submitted an application for one wall sign and one ground sign for PNC Bank at 607 West Devon Avenue. The wall sign would consist of blue and white channel letters, with an orange and white logo. Only the logo of the wall sign would be internally illuminated. The ground sign would consist of blue and white letters, with an orange and white logo on a blue background. The ground sign would be internally illuminated.

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

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

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

AGREED to approve the wall and ground signs at 607 West Devon Avenue, Appearance Case Number SG-09-31 as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the wall and ground signs would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed wall and ground 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 4 Commissioners Derifield, Kidd, Kuhlman and Upton
NAYS 0 None
ABSENT 1 Commissioner Buti

3. *Appearance Case Number SG-09-32: Wall Sign for Passion Nails, 2606 Dempster Street

Monsibic, Kim Le and Sam Markos submitted an application for a wall sign for Passion Nails at 2606 Dempster Street. The wall sign would consist of purple and red lettering on a white background. The sign would be internally illuminated.

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

The Commission found the wall sign to be designed appropriately for the building and area.

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

AGREED to approve the wall sign at 2606 Dempster Street, Appearance Case Number SG-09-32, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color 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 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, Kidd, Kuhlman and Upton
NAYS 0 None
ABSENT 1 Commissioner Buti

4. *Appearance Case Number SG-09-33: Wall Sign for Dempster Landings Currency Exchange, 2606 Dempster Street

Best Neon Sign Company, Dempster Landings Currency Exchange, and Crystal Landings, LLC submitted an application for a wall sign for Dempster Landings Currency Exchange at 2606 Dempster Street. The wall sign would consist of red and black lettering, with a red and white logo, on a yellow and white background. The sign would be internally illuminated.

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

The Commission found the wall sign to be designed appropriately for the building and area.

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

AGREED to approve the wall sign at 2606 Dempster Street, Appearance Case Number SG-09-33, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color 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 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, Kidd, Kuhlman and Upton
NAYS 0 None
ABSENT 1 Commissioner Buti

5. *Appearance Case Number SG-09-34: Wall Signs for D’Agostino’s Restaurant, 742 Higgins Road

South Water Signs and Michael Loukas submitted an application for three wall signs for D’Agostino’s Restaurant at 742 Higgins Road. One wall sign would consist of white channel letters. The two other signs consist of red, white and green logos. The signs would be internally illuminated.

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

The Commission found the wall signs to be designed appropriately for the building and area. The two logo signs are subject to approval of the master sign plan.

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

AGREED to approve the wall signs at 742 Higgins Road, Appearance Case Number SG-09-34, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the wall signs would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed wall 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 4 Commissioners Derifield, Kidd, Kuhlman and Upton
NAYS 0 None
ABSENT 1 Commissioner Buti

6. *Appearance Case Number SG-09-35: Wall Sign for B&B, LLP, 705 West Devon Avenue

Zlatan Buyukliev, Paul and Anita Lovell, and B&B, LLP submitted an application for a wall sign for B&B, LLP at 705 West Devon Avenue. The wall sign would consist of white lettering on a black background. The sign would be non-illuminated.

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

The Commission found the wall sign to be designed appropriately for the building and area.

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

AGREED to approve the wall sign at 705 West Devon Avenue, Appearance Case Number SG-09-35, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color 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 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, Kidd, Kuhlman and Upton
- NAYS 0 None
- ABSENT 1 Commissioner Buti

7. *Appearance Case Number SG-09-36: Ground Sign for State Farm Insurance and Anasa Salon and Spa, 1008 West Touhy Avenue

JM Triangle Sign and 1006 West Touhy, LLC submitted an application for a ground sign for State Farm Insurance and Anasa Salon and Spa at 1008 West Touhy Avenue. The ground sign would consist of blue and red lettering, with a red and white logo, on a white and blue background. The sign would be internally illuminated.

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

The Commission found the ground sign to be designed appropriately for the building and area. Both panels on the sign must comply with the Zoning Ordinance.

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

AGREED to approve the ground sign at 1008 West Touhy Avenue, Appearance Case Number SG-09-36, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the 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 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 4 Commissioners Derifield, Kidd, Kuhlman and Upton
NAYS 0 None
ABSENT 1 Commissioner Buti

8. *Appearance Case Number EG-09-08: Electric Generator Review, 338 West Sibley Street

Eriksen Armstrong, and Al and Lori Bartel submitted an application for an electric generator review at 338 West Sibley Street. The proposed generator location is in the interior side yard. The generator screening would consist of shrubbery surrounding the unit.

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

The Commission found the electric generator location and screening to be designed appropriately for the building and area.

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

AGREED to approve the electric generator review at 338 West Sibley Street, Appearance Case Number EG-09-08, as submitted.

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

9. Appearance Case Number GN-09-11: Garage Review, 1129 South Washington Avenue

Anthony Albano submitted an application for a garage review at 1129 South Washington Avenue. The proposed garage would be 18 feet high. Proposed materials include light red brick, beige siding, beige trim, and light brown asphalt shingles.

Exhibits of the garage’s size, design and relationship to the residence were entered.

The Commission recommended that the dormers on the garage be gable-style, that the windows are better aligned, and that the material transitions reconsidered (either all brick or all siding should be used).

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

AGREED to continue the garage review at 1129 South Washington Avenue, Appearance Case Number GN-09-11, at the request of the applicant.

Vote on the motion was as follows:

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

10. Appearance Case Number SA-09-20: Single Family Alteration, 540 North Rose Avenue

Baranyk Associates and T. Rajchel submitted an application for a single family alteration at 540 North Rose Avenue. The proposed alteration would include second floor addition to an existing one-story residence. Proposed materials include stone, light brown brick and gray 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. The landscape plan should be revised to show the ornamental trees moved closer to the house. The stone base should continue to the chimney on the right elevation and to the offset in the wall on the left elevation.

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

AGREED to approve the single family alteration at 540 North Rose Avenue, Appearance Case Number SA-09-20, subject to moving the ornamental trees closer to the house, and continuing the stone base to the chimney on the right elevation and to the offset in the wall on the left elevation.

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

11. Appearance Case Number MF-09-01: Multi-Family Residence, 1963-75 West Touhy Avenue

JEF and Associates, Jeff Sofia, and Hoffman Homes submitted an application for a multi-family residence at 1963-75 West Touhy Avenue. The proposed residence would be a four-story structure, containing twenty-eight units and an underground parking garage. Proposed materials include red and tan brick, stone, and dark brown trim. This case was a pre-application at the October 2008 meeting.

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

Judy Barclay, 524 Courtland Avenue, asked the Commission if the applicant would need to return to the Appearance Commission if the Planning and Zoning Commission made any changes during their review of the proposed building. Chairman Kidd said that they would need to return to the Appearance Commission because any changes could radically change the appearance of the building.

The Commission found the proposed residences to be in keeping with the character of the area. The stone base should continue to the first wall sections on the right and left sides of the rear elevation. The landscape plan should be revised to show two shade trees added to the west corner of the property. The front entry area should be reexamined to further develop the landscaping and hardscape. Divided lights should be added to the windows. The plans should be reapproved by the Commission if there are significant changes to the project required by the Planning and Zoning Commission.

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

AGREED to approve the multi-family residence at 1963-75 West Touhy Avenue, Appearance Case Number MF-09-01, subject to continuing the stone base to the first wall section on the right and left sides of the rear elevation, adding two shade trees to the west corner of the property, reexamining the front entry area to further develop the landscaping and hardscape, adding divided lights to the windows, and having the plans reapproved by the Commission if there are significant changes required by the Planning and Zoning Commission.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed multi-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 residences subject to the change requested by the Commission. Therefore, the Commission finds that the proposed multi-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 Derifield, Kidd, Kuhlman and Upton
NAYS 0 None
ABSENT 1 Commissioners Buti

12. Appearance Case Number CI-09-06: New Commercial Construction and Wall Signs for Chase Bank, 500 Busse Highway

The Architects Partnership and Bradford Real Estate submitted an application for new commercial construction and wall signs for Chase Bank at 500 Busse Highway. The proposed construction would include a one-story, 4,195 square-foot commercial building, with a four-lane drive-through, and thirty-one parking spaces. Proposed building materials include, stone, medium red brick and dark gray asphalt shingles. The two wall signs would consist of white channel letters and a blue logo. The ground signs would consist of gray bases, with white lettering and a blue logo. The signs would be internally illuminated. This case was a pre-application at the October 2009 meeting.

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

The Commission found the proposed new commercial construction to be designed appropriately for the area. The material palette was simplified, the building style was better coordinated and many trees would be preserved. The landscaping and hardscape should be further developed at the corner of Greenwood Avenue and Busse Highway. Commissioner Derifield voiced his objection to the right-in only access to the site off Greenwood Avenue.

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

AGREED to approve the new commercial construction and wall signs at 500 Busse Highway, Appearance Case Number CI-09-06, subject to further developing the landscaping and hardscape at the corner of Greenwood Avenue and Busse Highway.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial construction and wall signs would be compatible with the character of the site and neighborhood, subject to the changes requested by the Commission. Therefore, the Commission finds that the proposed commercial construction and wall 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 1 Derifield
 ABSENT 1 Buti

13. Appearance Case Number CI-09-07: New Commercial Construction, 400 Higgins Road

Allen Olsen and Branko Tupanjac submitted an application for new commercial construction at 400 Higgins Road. The proposed construction would include a three-story structure and covered grade-level parking. Proposed materials include stone, khaki trim and light gray asphalt shingles. This case was a pre-application at the February 2009 meeting.

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

Material transitions must occur at inside corners. Chairman Kidd stated that the base, middle and top of the building should be defined. The building design should incorporate "book ends" so the structure does not appear to "bleed" into the neighboring properties. The coursing of the Renaissance stone should be shown in detail to make sure it does not generate the appearance of a concrete block. Commissioner Derifield felt that the building did not fit in with the neighboring properties. He would rather see brick used on this building and felt that split face concrete blocks on the site elevations were unacceptable. The material palette is too light and richer colors should be used. Commissioner Derifield thought that the applicant submitted an interesting landscape plan. He felt it worked well with the building design and location, but if the design of the building changes, the landscaping might not work as well. Chairman Kidd agreed that brick would be a good option for the neighborhood. Brick and stone projections would help the building with a design identity. Commissioner Upton would like to see the main entry defined and articulated. The Commission also encouraged the applicant review the East Side Character District design guidelines for commercial and office space in the draft Higgins Road Corridor

Plan. The Commission suggested that the case be brought back as another pre-application to allow further discussion on possible design options.

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

AGREED to continue the new commercial construction at 400 Higgins Road, Appearance Case Number CI-09-07.

Vote on the motion was as follows:

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

14. Appearance Case Number CI-09-04: Commercial Alteration and Wall Sign for Cava at 626 Busse Highway.

Woodsmen Incorporated, and Ralph Zacarro submitted an application for a commercial alteration and wall sign at 626 Busse Highway. The proposed alteration would include changes to the front façade and a wall sign. Proposed materials include EIFS. The wall sign would consist of individual black channel letters. The sign would have back lighting. This case was continued from the November 2009 meeting.

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

The Commission found the proposed commercial alteration and wall sign to be designed appropriately for the area. The circle window above the entry on the front elevation should be moved up higher toward the roofline and centered. The main entry awning should be enlarged. A reveal should be added for the sign frieze and the wall sign should align horizontally with the awnings. All of the awnings should be black. The Commission asked that the applicant consider removing the vestibule. Alderman Sweeney thought that the Fire Department might have issues with the vestibule as well.

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

AGREED to approve the commercial alteration and wall sign at 626 Busse Highway, Appearance Case Number CI-09-04, subject to moving the circle window on the front elevation up closer to the roof line and centering, enlarging the awning above the main entry, adding a reveal for the sign frieze, aligning the wall sign horizontally with the awnings, and installing all black awnings.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial alteration and wall sign would be compatible with the character of the site and neighborhood, subject to the changes requested by the Commission. Therefore, the Commission finds that the proposed commercial alteration and 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, Kidd, Kuhlman and Upton
NAYS 0 None
ABSENT 1 Buti

E. OTHER BUSINESS

Discussion of Possible Awards Program

The City Council has further requested proposed guidelines for a possible Awards Program. Commissioner Derifield stated that as long as the other Commissioners agree, he would volunteer to discuss strategies for the program with City staff and report back to the Commissioners at the next meeting. About four or five years ago, he did an evaluation of new and altered projects in the City and said that he would agree to assist with that process again. Chairman Kidd thought that the Commission could set aside proposed projects throughout the year and keep track of cases that could possibly make the Awards Program list. Alderman Sweeney added that the nominating awards should not be mandatory on an annual basis. He stated if it were a poor year for design, it should not be required to nominate projects. Chairman Kidd thought that it would be helpful to discuss potential award nominees at the end of each meeting.

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

G. ADJOURNMENT – The meeting was adjourned at 9:07 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.