



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, February 17, 2011
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

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

DRAFT

A. ROLL CALL

Present

Brian Kidd, Chairman
Randall Derifield
Kim Kuhlman

Staff

Jon Branham
Sophie Tidd

Others Present

Approximately 21 Citizens

Absent

Chris Buti
Ellen Upton

B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Kuhlman, that the minutes of the regular meeting of January 20, 2011, be approved. The Commission, by voice vote, unanimously approved the minutes.

C. *CONSENT AGENDA

It was moved by Commissioner Kuhlman, and seconded by Commissioner Derifield, that the Consent Agenda be approved.

Vote on the motion was as follows:

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

D. APPEARANCE REVIEW**1. Appearance Case Number SG-11-02: Wall Sign for Enopi Park Ridge Learning Center, 41 South Prospect**

Rahul Patel and Cosmos Sign & Design submitted an application for a wall sign for Enopi Park Ridge Learning Center at 41 South Northwest Highway. The wall sign would consist of white and red channel letters with red, blue and green lettering on a white background. The sign would be internally illuminated.

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

Commissioner Derifield commented that the proposed wall sign should line up at the same level as the Pines wall sign. It should be located in the limestone panel. The sign should be smaller and lower to fit the opening. Commissioner Kuhlman suggested placement of the sign in front of the transom window. The proposed location above the transom is too high, and difficult to read at street level. Commissioner Derifield agreed, stating that the signs should line up at the same height.

Mr. Patel expressed concern that minimizing the size of the sign would affect its visibility. Chairman Kidd agreed with fellow commissioners that reducing the size of the sign and side-mounting it in front of the transom opening was optimal. He felt that reducing the sign by six inches in width would not have a significant impact on the size of the letters.

Chairman Kidd read a letter of objection from Diane Forsythe, a former tenant of the building. Commissioner Derifield and Chairman Kidd disagreed with Ms. Forsythe. Commissioner Kuhlman felt the design of the sign was compatible with other signs on the block.

Pat Livensparger, 413 Courtland Avenue, stated that the sign could not be located in the transom opening without a variance.

Chairman Kidd stated that there is no sign frieze in which to locate the sign, therefore side-mounting the sign within the transom opening is the only option. If this is contrary to zoning, the applicants should apply for a variance.

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

AGREED to approve the wall sign at 41 South Northwest Highway, Appearance Case Number SG-11-02, subject to aligning the sign with the base of the Pines wall sign, and side-mounting it in front of the transom opening.

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 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 3 Commissioners Derifield, Kidd and Kuhlman
NAYS 0 None

ABSENT 2 Commissioners Buti and Upton

2. *Appearance Case Number SG-11-03: Wall Signs for Floyd’s 99 Barbershop, 742 Higgins Road

3Dx Sign Systems and Michael Loukas submitted an application for wall signs for Floyd’s 99 Barbershop at 742 Higgins Road. The wall signs would consist of white channel letters and white letters on a black background with yellow trim. 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 sign to be designed appropriately for the building and area.

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

AGREED to approve the wall signs at 742 Higgins Road, Appearance Case Number SG-11-03, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and colors 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 3 Commissioners Derifield, Kidd and Kuhlman

NAYS 0 None

ABSENT 2 Commissioners Buti and Upton

3. *Appearance Case Number SG-11-04: Wall Sign for Masters Kitchen and Bath, 424 West Touhy Avenue

Chi town Signs and McLennan Companies submitted an application for a wall sign for Masters Kitchen and Bath at 424 West Touhy Avenue. The wall sign would consist of two rows of black channel letters on gray raceways. The sign would be internally illuminated.

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

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

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

AGREED to approve the wall signs at 424 West Touhy Avenue, Appearance Case Number SG-11-04, 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 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 3 Commissioners Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Buti and Upton

4. Appearance Case Number SG-11-05: Wall Signs for Summit of Uptown,
 10 North Summit Avenue

Sign A Rama and the Summit of Uptown submitted an application for wall signs for Summit of Uptown at 10 North Summit Avenue. The wall signs would consist of a blue and green logo and black stud mounted letters. The signs would be non-illuminated.

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

Commissioner Kuhlman could not justify the height of the proposed signs on both Touhy and Meacham Avenues. She noted that there are no trees on the Touhy Avenue side of the building to obstruct its view. The trees on the Meacham Avenue are very small. Commissioner Derifield agreed stating that the signs do not need to be very high to be legible from the street. He said that the sign on the north face of the building might not conform to the Zoning Ordinance; therefore he was not in favor of it.

Ms. Dennison stated that her target audience is elderly, and the size of the sign on Meacham Avenue is appropriate for the size of the wall. Commissioner Derifield was not opposed to the size of the sign, just the location. He said it should be in the lower right-hand corner of the building closer to Touhy Avenue. Commissioner Kuhlman agreed.

Mr. Collins said that the maximum impact of the sign is 140 feet as you go under the viaduct. He was also concerned with placing the signs at various heights.

Commissioner Kuhlman stated that the signs would not all be seen together. Chairman Kidd agreed that the signs will be viewed independently, and it was unlikely that anyone would be looking for a sign before they reached the viaduct. Chairman Kidd said the Meacham Avenue sign was interesting-looking and was agreeable with its size and placement. He advised the owner that if they moved it down, it would likely not require a variance. The sign had a nice composition, and right-justifying it on the building would greater enhance its asymmetrical design.

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

AGREED to approve two wall signs at 10 North Summit Avenue, Appearance Case Number SG-11-05, subject to the signs on the Touhy Avenue elevation and the Meacham Avenue elevation be located to conform with the sign height provision of Section 14.6.F.2 of the Zoning Ordinance.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and colors 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 3 Commissioners Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Buti and Upton

5. *Appearance Case Number GN-11-01: Garage Review,
615 Austin Avenue

Marc Brun, and Katie and Jim Wilcox submitted an application for a garage review at 615 Austin Avenue. The proposed garage would be 18 feet high. Proposed materials include pale yellow siding, white trim, and asphalt shingles to match the existing residence.

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 Kuhlman, and seconded by Commissioner Derifield, the Commission

AGREED to approve the garage review at 615 Austin Avenue, Appearance Case Number GN-11-01, 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 Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Buti and Upton

6. Appearance Case Number GN-11-02: Garage Review,
233 North Delphia Avenue

Framing Design Concepts, Brickton Builders and 115 North Grace, LLC submitted an application for a garage review at 233 North Delphia Avenue. The proposed garage would be 17 feet, 10 inches high. Proposed materials include tan siding, white trim, and light brown asphalt shingles to match the existing residence.

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 Kuhlman, seconded by Commissioner Derifield, the Commission

AGREED to approve the garage review at 233 North Delphia Avenue, Appearance Case Number GN-11-02, 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 Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Buti and Upton

7. Appearance Case Number SF-11-01: Single Family Residence, 233 North Delphia Avenue

Framing Design Concepts, Brickton Builders and 115 North Grace, LLC submitted an application for a single family residence at 233 North Delphia Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include brown brick, brown trim, tan siding and light 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 the character of the area. The columns on the front elevation should be equally spaced. Commissioner Derifield stated the proposed single family residence is monotone in appearance. Commissioner Kuhlman stated that a lighter trim would help. Dave Cook offered to do an all white trim package. Commissioner Derifield felt the submittal was similar to other homes constructed by the applicant and would like to see more variety.

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

AGREED to approve the single family residence at 233 North Delphia Avenue, Appearance Case Number SF-11-01, subject to changing the trim to white and equally spacing the distance between the columns on the front 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 Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Buti and Upton

8. Appearance Case Number SF-11-02: Single Family Residence, 920 Vine Avenue

Ruben Anastacio and Mr. and Mrs. Radostin Davidov submitted an application for a single family residence at 920 Vine Avenue. The proposed residence would be a two-story structure, with a three-car detached garage. Proposed materials include reddish-brown brick, stone, taupe trim, beige siding and dark gray asphalt shingles.

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

The Commission found the proposed single family residence to be in keeping the character of the area. Commissioner Kuhlman questioned the inside corner transition of the materials. Chairman Kidd felt it met the criteria and was consistent with previous interpretations. He stated that the dining room and master bath windows should be aligned on the right side elevation. Commissioner Derifield felt the submittal was similar to other homes designed by the applicant and would like to see more variety.

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

AGREED to approve the single family residence at 920 Vine Avenue, Appearance Case Number SF-11-02, subject to aligning the dining room and master bath windows on the right side 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 Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Buti and Upton

9. Appearance Case Number CI-11-01: Commercial Alteration and Wall Sign for Chipotle Mexican Grill, 119 South Northwest Highway

Wilkus Architects and Barry Millman submitted an application for a commercial alteration and wall sign for Chipotle Mexican Grill at 119 South Northwest Highway. The exterior of the building is being renovated but not expanded. Proposed materials include face brick and gunmetal paint on exterior metals. The application includes a red and brown sign with white lettering and logo. The sign is internally illuminated.

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

Commissioner Derifield stated that any in-filled brick should match the existing brick on the building.

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

AGREED to approve the commercial alteration at 119 South Northwest Highway, Appearance Case Number CI-11-01, subject to matching any in-filled brick to the existing surrounding brick. The wall sign was approved as submitted.

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

10. Appearance Case Number SA-10-25: Elevation Review for Single Family Alteration, 1020 Harrison Street

Zenon Wozny and Zbigniew Hamielec submitted an application for a single family alteration at 1020 Harrison Street. The proposed alteration would include a second floor to an existing one and one-half-story residence. Proposed materials include white trim, gray-brown siding, and dark brown asphalt shingles to match existing. The case was approved at the August 2010, meeting.

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

During the construction of the addition, the walls, breezeway, and garage were replaced, contrary to the approved building plans. The removal of the walls eliminated the legal, non-conformity and required two variances. The case was heard at the Zoning Board of Appeals, January 2011, meeting. The Zoning Board of Appeals requested the Appearance Commission review the elevations and give their opinion, if the attached garage being replaced required the garage doors to not exceed nine feet in width.

Ms. Chin, owner, explained that during the construction of the addition, the carpenter replaced rotten wood on the walls of the garage and breezeway. The addition has been completed according to the plans approved by the Appearance Commission, in the same footprint as the original structure.

Commissioner Derifield asked the Commission should the breezeway and garage be reconstructed, would they require two garage doors. The addition was built as shown. He asked a question for the record, in the case of a new garage, would the Commission require two doors? Chairman Kidd stated that any new garage would require two doors not exceeding nine feet in width.

Commissioner Kuhlman stated that the intent was to keep what was pre-existing, and not modify the garage. Chairman Kidd agreed, stating that no malice was intended. The same footprint was used, and the structure was rebuilt according to what was approved by the Appearance

Commission. In the case of a new garage, the Commission would have insisted on two garage doors. Under the existing circumstances, the Commission would approve the plans the same as the first time.

Judy Barclay, 524 Courtland, inquired if the applicant rebuilt the garage, whether the case would come to the Appearance Commission and if the Commission would require two doors. She said the applicants were issued a building permit for a second story addition but also rebuilt the garage and breezeway.

As the case was approved at the August 2010, meeting, and the addition was constructed in accordance with that approval, no further action was required.

11. Appearance Case Number CI-10-09: Commercial Alteration for 7-Eleven, 814 Higgins Road

Harrison French and Associates and 7-Eleven, Inc. submitted an application for a commercial redevelopment of the existing 7-Eleven gas station and convenience store at 814 Higgins Road. Proposed materials include red brick, stone, and white and dark brown trim. The case was a pre-application and at the August 2010 meeting and was continued from the December 2010 meeting.

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

The Commission required that the fiberboard materials submitted by the architect be replaced with real brick and stone. Commissioner Derifield stated the materials transition from brick to stone does not conform to the Urban Design Guidelines. It should occur at the inside corners. Chairman Kidd stated that an eight-inch reveal on the transition of materials is desired.

The Commission had issues with sidewalk access to the store area and the location of the trash area. Commissioner Kuhlman stated that the trash area should not interfere with the sidewalk. The applicant selected the trash area location with the intent of preserving the existing tree. Commissioner Derifield recommended the planting of two additional trees. Plantings in the front planter area should be one to three feet in height with a three-foot spread. The City Forester would review planting of parkway trees.

The plans call for screen wall, ranging from 18 inches to three feet in height, constructed of two-tone tan stone with a cut limestone cap. Commissioner Kuhlman was acceptable of the height of the screen wall.

Commissioner Derifield questioned the wall signs obstructing vision. The applicant stated that he is currently getting bids and will return for a sign review at a later date.

Commissioner Derifield stated that the lot configuration and proposed use does not allow full implementation of the Urban Design Guidelines and Higgins Road Corridor Plan, specifically with regard to having buildings located at the front corner of the lot area with parking located in the rear.

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

AGREED to approve the commercial alteration at 814 Higgins Road, Appearance Case Number CI-10-09, subject to an eight inch reveal of stone and brick on the north and east elevations, and continuing the sidewalk on the east side so that it is not obstructed by the trash area.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial alteration 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 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 and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Buti and Upton

E. OTHER BUSINESS

Awards Program

Jon Branham stated that he is continuing work on the Awards Program and will present revised information to the Appearance Commission at a future meeting.

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

Judy Barclay, 524 Courtland Avenue, stated that zoning issues should be addressed at the Zoning Board of Appeals and Planning and Zoning Commission before any cases come before the Appearance Commission. She said the system and process require fine-tuning. City staff should guide applicants through the process.

Chairman Kidd stated it is an owner's prerogative when to come before the Commission. Commissioner Kuhlman agreed, saying that often the applicants are seeking design guidance and decisions made by the Appearance Commission do not impact other review processes and requirements.

Jon Branham stated that if there are zoning issues discovered with Appearance Commission applications, he directs applicants to discuss their cases with City staff. He noted the Appearance Commission application states that approval from the Appearance Commission does not constitute final approval from the Forestry, Engineering, Building and Zoning Divisions or any other City entity as part of the building permit process. Commissioner Derifield stated that ideally all engineering, zoning, and forestry issues should be resolved before coming to the Appearance Commission, but understands there are exceptions.

Pat Livensparger, 513 Courtland Avenue, stated that in the case of Enopi Park Ridge Learning Center sign application, Commissioner Derifield made a motion to locate sign in a doorway. She stated that it was against the Zoning Ordinance, and would require the applicant to ask for another variance. Commissioner Derifield disagreed. Jon Branham stated staff would clarify Zoning Ordinance requirements.

Missy Langan, 1924 Canfield Road, said that applicants who receive Appearance Commission approval have a false impression that their project meets all the city's requirements. Chairman Kidd stated that Appearance Commission approval is just that, approval of the appearance.

G. ADJOURNMENT – The meeting was adjourned at 8:55 p.m.

APPEARANCE COMMISSION

Date

Ellen Upton, Acting Chairman

Sophie Tidd
Recording Secretary

These minutes are not a verbatim record of the meeting but a summary of the proceedings.