



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: 847/ 318-5291
FAX: 847/ 318-6411
TDD:847/ 318-5252
URL:<http://www.parkridge.us>

DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, December 15, 2011
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

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

A. ROLL CALL

Present

Brian Kidd, Chairman
Randall Derifield
Kim Kuhlman
Nick Norman
Ellen Upton

Staff

Jon Branham
Adrienne Dulkoski

City Council

Alderman Smith, Council Liaison
Alderman Bernick

Absent

None

Others Present

Approximately 19 citizens

Draft Minutes
Not for Publication

B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Norman, that the minutes of the regular meeting of November 17, 2011, be approved.

Vote on the motion was as follows:

AYES 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Kidd stated that all generators must be appropriately screened as per Zoning Ordinance and year round.

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

Vote on the motion was as follows:

AYES 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton
NAYS 0 None
ABSENT 0 None

D. APPEARANCE REVIEW

- 1. *Appearance Case Number SG-11-23: Wall Sign and Ground Sign for Village Bank & Trust, at 950 West Touhy Avenue

American Sign Factory and Village Bank & Trust, submitted an application for a wall sign and ground sign at 950 West Touhy Avenue. The wall sign would consist of individual black and gold letters with a brushed aluminum, gold, and black logo. The ground sign would consist of white and gold letters, with a brushed aluminum, gold, and black logo on a black background. The signs would be non-illuminated.

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

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

AGREED to approve the wall sign and ground sign at 950 West Touhy Avenue, Appearance Case Number SG-11-23, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and colors of the wall 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 and 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

- 2. *Appearance Case Number SG-11-24: Lola’s Diner, at 920 Busse Highway

German Rivera and Sign Central, submitted an application for a wall sign at 920 Busse Highway. The wall sign would consist of red letters with black and white accents on a white background.

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

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-11-24, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

3. *Appearance Case Number SG-11-25: Wall Sign for BMO Harris Bank, at 615 Busse Highway

Icon Identity Solutions and BMO Harris Bank, submitted an application for an wall sign at 615 Busse Highway. The wall sign would consist of green letters on a white background. The sign would be non-illuminated.

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

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

AGREED to approve the wall sign at 615 Busse Highway, Appearance Case Number SG-11-25, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

4. *Appearance Case Number SG-11-26: Wall Sign for Charter Fitness, at 672 North Northwest Highway

Landmark Sign Group and Charter Fitness, submitted an application for an wall sign at 672 North Northwest Highway. The wall sign would consist of blue letting with white background. The sign would be illuminated.

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

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

AGREED to approve the wall sign at 672 North Northwest Highway, Appearance Case Number SG-11-26, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

5. *Appearance Case Number SG-11-27: Wall Sign for Weight Watchers, at 678 North Northwest Highway

Anchor Sign and TriLand Properties, submitted an application for a wall sign at 678 North Northwest Highway. The wall sign would consist of blue letters with green and yellow accents. The sign would be illuminated.

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

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

AGREED to approve the wall sign at 678 North Northwest Highway, Appearance Case Number SG-11-27, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

6. *Appearance Case Number EG-11-19: Electric Generator, 22 West Devon Avenue

Brilliant Electric Heating and Cooling and Helen Broulette, submitted an application for an electric generator at 22 West Devon Avenue. The proposed generator would be located in the side yard. The generator screening would consist of a four-foot tall lattice fence that will surround the generator on the three open sides.

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

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

AGREED to approve the electric generator at 22 West Devon Avenue, Appearance Case Number EG-11-19, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton
 NAYS 0 None
 ABSENT 0 None

7. *Appearance Case Number EG-11-20: Electric Generator, 1310 South Clifton Avenue

Cynthia S. Funkhouser and Stanley and Barbara Sopata, submitted an application for an electric generator at 1310 South Clifton Avenue. The proposed generator would be located in the front yard. The generator screening would consist of existing bushes and an additional bush of equal size and species.

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

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

AGREED to approve the electric generator at 1310 South Clifton Avenue, Appearance Case Number EG-11-20, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton
 NAYS 0 None
 ABSENT 0 None

8. *Appearance Case Number EG-11-21: Electric Generator, 318 Root Street

Brock Pearson, submitted an application for an electric generator at 318 Root Street. The proposed generator would be located in the side yard. The generator screening would consist of five to six boxwood plantings.

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

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

AGREED to approve the electric generator at 318 Root Street, Appearance Case Number EG-11-21, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

9. Appearance Case Number SA-11-28: Single Family Alteration, 1127 Prairie Avenue

Jeremy Lew and Associates and Nike Papassavas, submitted an application for a single family alteration at 1127 Prairie Avenue. The proposed alteration would consist of a two-story addition on an existing one and one-half story residence. Proposed materials include white siding and black 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 1127 Prairie Avenue, Appearance Case Number SA-11-28, subject to resubmitting the landscaping plan.

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 SF 11-16: Single Family Residence, 301 South Fairview Avenue

Thomas Hickman, TLH Architects and Rego Development and Realty Group submitted an application for a single family residence at 301 South Fairview Avenue. The proposed residence would be a two-story structure, with a two and one-half car attached garage. Proposed materials

include reddish brown shake siding, limestone, off-white trim, beige siding, dark brown asphalt shingles, and metal roof above the front porch.

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

Chairman Kidd stated that the transition of the materials should occur on the inside corners, and that window alignment on the rear elevation and right side elevation should be centered or made larger to balance the left side window.

Commissioner Derifield stated that on the north side of the landscaping plan, they should add an ornamental tree and a row of ivy closer to the patio.

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

AGREED to approve the single family residence at 1761 Elliott Street, Appearance Case Number SF-11-17, subject to revising the plans as noted in “Exhibit A”, revising the elevation plans for the material transitions and window alignment. Also, revising the landscaping plan by adding an ornamental tree and a row of ivy shrubs.

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 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton
NAYS 0 None
ABSENT 0 None

11. Appearance Case Number SF 11-17: Single Family Residence, 1761 Elliott Street

ABD and Associates, Daniel Drag, and Ken Johnson and submitted an application for a single family residence at 1761 Elliott. The proposed residence would be a two-story structure, with a three car detached garage. Proposed materials include, sand brick, tan trim, stone, and medium brown asphalt shingles.

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

Commissioner Derifield stated that the serviceberry tree on the left front side should be included in the base planting area and be pulled closer to the corner of house.

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

AGREED to approve the single family residence at 1761 Elliott Street, Appearance Case Number SF-11-17 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton
 NAYS 0 None
 ABSENT 0 None

E. OTHER BUSINESS

Pre-Application for Grocery Store Development at 225 West Touhy Avenue

The applicant is proposing a grocery store development at 225 West Touhy Avenue. The proposal would include an approximately 30,000 square foot structure with associated parking adjacent and behind the building. The applicant is seeking preliminary input from the Commission on the grocery store elevations and site plan as it relates to the Executive Plaza Plan and the Urban Design Guidelines.

Chairman Kidd discussed increasing the setback and widening the sidewalk along Touhy Avenue. Commissioner Kuhlman stated windows on the building should be transparent and discussed the seasonality of the proposed ivy. Commissioner Norman stated he liked the plan and that the development proposal felt inviting. Chairman Kidd stated that the applicant should add a stronger element, such as a plaza or gazebo, at the corner of Washington Avenue and Touhy Avenue. Commissioner Derifield stated the proposal needed improved site planning. The building should be setback 25 feet off Touhy Avenue, and overall the development should refer to the Executive Plaza Plan for other building and site design recommendations. He stated there should be more over-story trees located along Touhy Avenue to assist with pedestrian separation and safety. He stated the building should be relocated further to the west and the driveway adjacent to the Advocate site should be upgraded. He stated the driveway was too wide for right-out only and should be 12 feet wide or less. The south side of the driveway should have more landscaping. The pedestrian access from Washington Avenue should be improved. The building should have as much glass as possible. Commissioner Kuhlman stated the duality of parking with the pedestrian should be considered with regard to access and visibility. Wrought iron could be added around the parking areas. Commissioner Derifield stated the applicant should reference the sign at Touhy Avenue and Prospect Avenue for ideas regarding the entry and possible wrought iron elements. Chairman Kidd stated the height of the cornice at the loading dock should be reduced.

Alderman Bernick stated the proposal might not be exactly what the City had in mind for the area, but that it was understandable to make adjustments. He requested preliminary estimates from the applicant regarding sales figures and discussed the potential economic impact of the development.

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

G. ADJOURNMENT – The meeting was adjourned at 8:25 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.