



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

Date: January 19, 2012
To: Appearance Commission
From: Jon Branham, Planner
Subject: Staff Comments for the January 19, 2012, Meeting

Appearance Review Cases

(1) SG-12-01: 2622 Dempster Street - The proposed wall sign will be subject to zoning review and approval.

(2) SG-12-02: 1101 West Touhy Avenue - The proposed ground sign will be subject to zoning review and approval. Currently, only ground monument signs are permitted in the B-1 zoning district, which requires a decorative masonry or natural stone base which is at least 75% of the width of the sign. The maximum sign height is six feet. The sign must also be set back at least five feet from property lines and must be landscaped accordance with Section 14.5.D. of the Zoning Ordinance. If any of these conditions cannot be met, a variance would be required.

(3) GN-12-01: 1020 Harrison Street - The applicant received approval for the single family alteration in May, 2011. The applicant needed to remove a portion of the alteration and add a detached garage to comply with Zoning Ordinance requirements.

(5) SA-12-02: 205 North Chester Avenue – The applicant has indicated they will submit a landscape plan at a later meeting date.

(6) SA-12-03: 916 South Cumberland Avenue – A landscape plan should be submitted. A sidewalk should be made to connect the public sidewalk to the front door entry.

(7) SF-12-01: 1528 Tyrell Avenue – The front loading, attached garage should be at least five feet behind the main front façade of the house, however the applicant has stated the second floor area adjacent to the garage acts as the dominant visual mass and therefore does not need to be set back further. The garage doors should be split into two, to conform to Zoning Ordinance requirements. An eight to ten foot tall ornamental tree should be added to the right corner of the front of the house. There is not a public sidewalk along Tyrell Avenue, so the applicant has not provided a sidewalk connection to the front door entry area.

(8) SF-12-02: 1216 Grove Avenue – Eight to ten foot ornamental trees should be added to the corners of the house. The Commission may want to discuss fenestration.

Other Business

Pre-Application for Whole Foods at 225 West Touhy Avenue

This was a pre-application at the December, 2011, meeting. At that meeting, the Commission stated discussed increasing the setback and widening the sidewalk along Touhy Avenue. The Commissioners stated windows on the building should be transparent and discussed the seasonality of the proposed ivy. The Commission felt the proposal was inviting, but needed some improvements. The Commission stated that the applicant should add a stronger element, such as a plaza or gazebo, at the corner of Washington Avenue and Touhy Avenue. The proposal also needs 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. There should be more over-story trees located along Touhy Avenue to assist with pedestrian separation and safety. The building should be relocated further to the west and the driveway adjacent to the Advocate site should be upgraded. The driveway is 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. 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. The applicant should reference the sign at Touhy Avenue and Prospect Avenue for ideas regarding the entry and possible wrought iron elements. The height of the cornice at the loading dock should be reduced.

Attachments