

APPEARANCE COMMISSION

**Thursday, June 15, 2006
Council Chambers, City Hall
505 Butler Place
Park Ridge, IL**

MINUTES

Acting Chairman Aulisio called the meeting to order at 7:05 p.m. and noted that due to lack of a Commission quorum, Alderman M. Ryan would vote at this meeting.

A. ROLL CALL

Present

J. Aulisio
C. Buti

Staff

R. Derifield
C. Davis
K. Delk

Absent

B. Kidd
K.Kuhlman
E. Upton

City Council

Ald. Ryan, Liason

Others Present

Approximately 25 citizens

B. APPROVAL OF MINUTES

It was moved by M. Ryan, seconded by C. Buti, that the minutes of the regular meeting held on May 18, 2006, be approved. The Commission, by voice vote, unanimously approved the minutes.

C. *CONSENT AGENDA

It was moved by M. Ryan, seconded by C. Buti, that the Consent Agenda be approved, subject to the addition of Case Numbers: SF-06-60, SF-06-61, SF-06-62, SF-06-66, SF-06-69, SF-04-65, and SF-06-57, to the Consent Agenda.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Ald. Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

D. APPEARANCE REVIEW

- 1. *Appearance Case Number SG-06-10: Wall Sign for Integrity Physical Therapy, 678C North Northwest Highway

American Sign & Lighting and Tri-land Properties submitted an application for a wall sign at 678C North Northwest Highway. The proposed wall sign would consist of individual green channel lettering. The sign would be internally illuminated.

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

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

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the wall sign at 678C North Northwest Highway, Appearance Case Number SG-06-10, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Ald. Ryan
 NAYS 0 None
 ABSENT 3 Commissioner Kidd, Kuhlman, Upton

- 2. *Appearance Case Number SA-06-27: Single Family Alteration, 1901 Woodland Avenue

Thomas Eckhardt, and Tom and Mary Burdelik submitted an application for a single family alteration at 1901 Woodland Avenue. The proposed alteration would include a new front entry, bay window and dormer. Proposed materials include wood siding and asphalt shingles to match existing.

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 residence and area.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 1901 Woodland Avenue, Appearance Case Number SA-06-27, as submitted.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None
- ABSENT 3 Commissioner Kidd, Kuhlman, Upton

3. *Appearance Case Number SA-06-28: Single Family Alteration, 120 West Sibley Avenue

Jeremy Lew & Associates, and Mr. And Mrs. Walsh submitted an application for a single family alteration at 120 West Sibley Avenue. The proposed alteration would include a one-story rear addition to the existing two-story residence. Proposed materials include brick and asphalt shingles to match existing.

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 residence and area.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 120 West Sibley Avenue, Appearance Case Number SA-06-28, as submitted.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None
- ABSENT 3 Commissioner Kidd, Kuhlman, Upton

4. *Appearance Case Number SA-06-29: Single Family Alteration, 120 North Dee Road

JMH Architects, and Oscar and Catherine Marquis submitted an application for a single family alteration at 120 North Dee Road. The proposed alteration would include a one-story addition and front entry to the existing one-story residence. Proposed materials include brick to match existing, cream trim, light beige dryvit and dark brown 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 residence and area.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 120 North Dee Road, Appearance Case Number SA-06-29, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

5. *Appearance Case Number SA-06-30: Single Family Alteration, 241 Devon Avenue

Zenon Wozny and Edyta Budzioch submitted an application for a single family alteration at 241 Devon Avenue. The proposed alteration would include a partial second floor addition and a two-story addition to the existing two-story residence. Proposed materials include light red brick, stone, dark brown siding, cream and white trim, and rust brown 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 residence and area.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 241 Devon Avenue, Appearance Case Number SA-06-30, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

6. *Appearance Case Number SA-06-31: Single Family Alteration, 1701 Greendale Avenue

Darek Zarnowski and Alina Tajstrzyk submitted an application for a single family alteration at 1701 Greendale Avenue. The proposed alteration would include a partial second floor addition to the existing one and one-half story residence. Proposed materials include stone, dark beige and light tan dryvit, rust-brown 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 residence and area.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by E. Upton, the Commission

AGREED to approve the single family alteration at 1701 Greendale Avenue, Appearance Case Number SA-06-31, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
 NAYS 0 None
 ABSENT 3 Commissioner Kidd, Kuhlman, Upton

7. Appearance Case Number SA-06-32: Single Family Alteration,
1527 South Greenwood Avenue

Kevien Sullivan and Charles Benigni submitted an application for a single family alteration at 1527 South Greenwood Avenue. The proposed residence would include a partial second floor addition to the existing one and one-half story residence. Proposed materials include medium tan dryvit, medium beige trim and dark brown asphalt shingles.

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

The Commission suggested adding shutters to the second floor windows or other accents to help break up the flat plane on the front façade. A brick band should be added below the windows. The Commission noted that too much dryvit is proposed. The edge between the brick and dryvit on the garage should lie smooth.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to continue the single family alteration at 1527 South Greenwood Avenue, Appearance Case Number SA-06-32.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
 NAYS 0 None
 ABSENT 3 Commissioner Kidd, Kuhlman, Upton

8. Appearance Case Number SA-06-33: Single Family Alteration,
701 West Oakton Avenue

Victor Drapsio and Jerry Barnik submitted an application for a single family alteration at 701 West Oakton Avenue. The proposed residence would include a second floor addition to the existing one-story residence. Proposed materials include red brown brick, stone, tan trim and gray asphalt shingles. This case was a pre-application at the April 2006 meeting.

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

Revised elevations, floor plans, site and landscape plans were submitted at the meeting. The Commission found the proposed alteration to be designed appropriately for the residence and area. The hipped roof should be extended over the second story window above the front entry. A shallow gable should be placed above the front door and a one-story entry created. Windows should be added to the east elevation.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the single family alteration at 701 West Oakton Avenue, Appearance Case Number SA-06-33, subject to using the revised plans submitted at the meeting, changing the front entry addition windows to the east elevation.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

9. *Appearance Case Number SF-06-60: Single Family Residence, 226 Meacham Avenue

Baranyk Associates and Leo Montalbano submitted an application for a single family residence at 226 Meacham Avenue. The proposed residence would be a two-story structure with a two-car detached garage. Proposed materials include light brown brick, stone, and dark 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 designed appropriately for the residence and area.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 226 Meacham Avenue, Appearance Case Number SF-06-60, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

10. *Appearance Case Number SF-06-61: Single Family Residence, 625 Park Plaine Avenue

Ruben Anastacio & Associates and Zbigniew Rabczak submitted an application for a single family residence at 625 Park Plaine Avenue. The proposed residence would be a two-story structure with a two car detached garage. Proposed materials include medium brown brick, stone, cream trim, and tan-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 designed appropriately for the residence and area.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 625 Park Plaine Avenue, Appearance Case Number SF-06-61, as submitted.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None
- ABSENT 3 Commissioner Kidd, Kuhlman, Upton

*11. Appearance Case Number SF-06-62: Single Family Residence, 729 Austin Avenue

Ruben Anastacio & Associates and Janina Budzik submitted an application for a single family residence at 729 Austin Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include light red brick, stone, white trim, and tan 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 with the character of the neighborhood.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 729 Austin Avenue, Appearance Case Number SF-06-62, as submitted.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None

ABSENT 3 Commissioner Kidd, Kuhlman, Upton

12. Appearance Case Number SF-06-63: Single Family Residence, 225 East Avenue

B.K. Architect, and Elizabeth and Jerry Zydron, submitted an application for a single family residence at 225 East Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include light red brick, stone, tan trim, and grey-brown asphalt shingles.

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

An additional trim sample was submitted at the meeting. The Commission found the proposed residence to be in keeping with the character of the neighborhood. The Commission appreciated the uniqueness of the proposed structure. A front sidewalk should be added.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the single family residence at 225 East Avenue, Appearance Case Number SF-06-63, subject to the addition of a front sidewalk.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None
- ABSENT 3 Commissioner Kidd, Kuhlman, Upton

13. Appearance Case Number SF-06-64: Single Family Residence, 100 West Thorndale Avenue

B.K. Architect and Michael Fiandaca submitted an application for a single family residence at 100 West Thorndale Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include, medium brown brick, stone, beige dryvit, tan trim, grey-brown asphalt shingles.

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

Revised site, landscape, elevations and floor plans were submitted at the meeting. The Commission found the proposed residence to be in keeping with the character of the neighborhood. The Commission liked the fact that the revised plans showed the garage pushed back off Newton Avenue because this is the front yard. The landscape plan should be revised to show more plantings along Newton Avenue, particularly to the right of the driveway, including an eight to ten foot ornamental tree.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the single family residence at 100 West Thorndale Avenue, Appearance Case Number SF-06-64, subject to using the revised plans submitted at the meeting and reviewing the landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

14. Appearance Case Number SF-06-65: Single Family Residence, 2284 Oak Tree Lane

B.K. Architect and Florica and Josif Negrv submitted an application for a single family residence at 2284 Oak Tree Lane. The proposed residence would be a two-story structure, with a three-car attached garage. Proposed materials include beige brick, stone, tan trim, and tan brown asphalt shingles.

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

The Commission expressed concern regarding the height of the proposed structure compared to the neighbors properties; the structure should be lowered by one step. The garage should be pushed back one foot and the office should be brought forward two feet. The landscape plan should be resubmitted to show more and taller plantings, including more ornamental trees.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the single family residence at 2284 Oak Tree Lane, Appearance Case Number SF-06-65, subject to lowering the house by one step, pushing the garage back one foot, bringing the office forward two feet and resubmitting the landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

15. *Appearance Case Number SF-06-66: Single Family Residence, 732 South Crescent Avenue

Sasshaus Studio, and Roberto and Antonette Cozzini, submitted an application for a single family residence at 732 South Crescent Avenue. The proposed residence would be a two-story structure, with a three-car detached garage. Proposed materials include red-brown brick, stone, beige grey cedar trim and tan-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 with the character of the neighborhood.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 732 South Crescent Avenue, Appearance Case Number SF-06-66, as submitted.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None
- ABSENT 3 Commissioner Kidd, Kuhlman, Upton

16. Appearance Case Number SF-06-67: Single Family Residence, 328 South Cumberland Avenue

D&K Architects and Jeff Krause submitted an application for a single family residence at 328 South Cumberland Avenue. The proposed residence would be a two-story structure, with a two-car attached garage and a two-car detached garage. Proposed materials include red brick, stone, light brown trim and brown asphalt shingles.

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

A revised front elevation was submitted at the meeting. The Commission found the proposed residence to be in keeping with the character of the neighborhood. The landscape plans should be revised to show low plantings to the front of the garden wall and adding ornamental trees to the north and south corners of the house.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

AGREED to approve the single family residence at 328 South Cumberland Avenue, Appearance Case Number SF-06-67, subject to using the revised front elevation submitted at the meeting and revising the landscape plan.

On a motion by C. Buti, seconded by M. Ryan, the Commission

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None
- ABSENT 3 Commissioner Kidd, Kuhlman, Upton

17. Appearance Case Number SF-06-68: Single Family Residence,

1760 Elliot Avenue

Harish Virmani and Rafel Belec submitted an application for a single family residence at 1760 Elliot Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include red-brown brick, stone, beige and dark brown trim and dark brown asphalt shingles.

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

The scale of the front entrance should be reduced. All material transitions are to be made at inside corners, therefore, the stone band on the left elevation should be carried around to the chimney. The same transition should occur on the right elevation. Windows, such as transom windows, should be added to the left elevation. The landscape plan should be revised to show the ornamental trees closer to the structure, in order to frame the house better.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to continue the single family residence at 1760 Elliot Avenue, Appearance Case Number SF-06-68.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None
- ABSENT 3 Commissioner Kidd, Kuhlman, Upton

*18. Appearance Case Number SF-06-69: Single Family Residence, 221 Grand Boulevard

Robert Lizzo and Jerry Trzeciak submitted an application for a single family residence at 221 Grand Boulevard. The proposed residence would be a two-story structure, with a three-car detached garage. Proposed materials include stone, brown trim and tan-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 with the character of the neighborhood.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 221 Grand Boulevard, Appearance Case Number SF-06-69, as submitted.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, Ryan
- NAYS 0 None

ABSENT 3 Commissioner Kidd, Kuhlman, Upton

19. Appearance Case Number SF-06-70: Single Family Residence, 1531 North Dee Road

Victor Drapszo and Renata Malinowska submitted an application for a single family residence at 1531 North Dee Road. The proposed residence would be a two-story structure, with a three-car attached garage. Proposed materials include light red brick, stone and cedar shake roofing. This case was a pre-application at the April 2006 meeting.

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 with the character of the neighborhood. Double windows of the same dimensions should be added to the first floor on the north elevation and should be aligned with the windows on the second floor. A window should be added to the master bathroom on the west elevation. The center windows on the south elevation should be aligned. The landscape plan should be revised to show two to three foot high evergreen foundation plantings in front of the turret and eight to ten foot ornamental trees at the north and south corners of the house.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the single family residence at 1531 North Dee Road, Appearance Case Number SF-06-70, subject to changing the windows on the north elevation, adding a window on the west elevation, aligning the windows on the south elevation and revising the landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

*20. Appearance Case Number SF-05-06: Landscape Review for Single Family Residence, 609 South Cumberland Avenue

Ted Pacyniak, and Monika Bartoszek and Miroslaw Skora submitted an application for a landscape review at 609 South Cumberland Avenue. The proposed residence would be a two-story structure with a two-car detached garage. This case was approved at the January 2005 meeting.

The Commission found the revised landscape plan to be in keeping with the character of the residence.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the revised landscape plan at 609 South Cumberland Avenue, Appearance Case Number SF-05-06, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
 NAYS 0 None
 ABSENT 3 Commissioner Kidd, Kuhlman, Upton

21. Appearance Case Number SF-06-40: Landscape Review for Single Family Residence, 241 North Seminary Avenue

Michael Aiello and Gino Papelera submitted an application for a landscape review at 241 North Seminary Avenue. The proposed residence would be a two-story structure with a two-car detached garage. This case was approved at the April 2006 meeting.

The Commission found the revised landscape plan to be in keeping with the character of the residence. The landscape plan should be revised to show the elimination of the front parking pad, and bringing the “L-shaped” landscape bed closer to the front of the house.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the revised landscape plan at 241 North Seminary Avenue, Appearance Case Number SF-06-40, subject to revising the landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
 NAYS 0 None
 ABSENT 3 Commissioner Kidd, Kuhlman, Upton

22. Appearance Case Number SF-04-112: Landscape Review for Single Family Residence, 10 North Delphia Avenue

Baranyk Associates and Jolanta Birylo submitted an application for a landscape review at 10 North Delphia Avenue. The proposed residence would be a two-story structure with a two-car detached garage. This case was approved at the December 2004 meeting.

The Commission found the revised landscape plan to be in keeping with the character of the residence. The landscape plan should be revised to show a six foot serviceberry at the north corner of the house and moving the serviceberry at the south corner closer to the home.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the revised landscape plan at 10 North Delphia Avenue, Appearance Case Number SF-04-112, subject to revising the landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
 NAYS 0 None
 ABSENT 3 Commissioner Kidd, Kuhlman, Upton

23. * Appearance Case Number SF-04-65: Landscape Review for Single Family Residence, 2455 West Farrell Avenue

Renata Heiberg and Zofia and Albert Pecherek submitted an application for a landscape review at 2455 West Farrell Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. This case was approved at the August 2004 and February 2006 meetings.

The Commission found the revised landscape plan to be in keeping with the character of the residence.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the revised landscape plan at 2455 West Farrell Avenue, Appearance Case Number SF-04-65, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
 NAYS 0 None
 ABSENT 3 Commissioner Kidd, Kuhlman, Upton

24. Appearance Case Number SF-06-55: Single Family Residence, 230 South Merrill Street

Lira & Associates, and Tim and Peggy Rose submitted an application for a single family residence at 230 South Merrill Street. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include red-brown brick, dark beige siding, tan trim and tan-brown asphalt shingles. This case was continued from the May 2006 meeting.

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 with the character of the neighborhood. A bay window in the kitchen is not allowed due to setback requirements. The chimney should be centered between the windows on the north elevation. The landscape plan should be revised to show flowering shrubs at the front entry.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the single family residence at 230 South Merrill Street, Appearance Case Number SF-06-55, subject to centering the chimney between the windows on the north elevation and revising the landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan

NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

25. *Appearance Case Number SA-06-26: Single Family Alteration, 629 North Hamlin Avenue

William Fagen and Andrzej Adam submitted an application for a single family alteration at 629 North Hamlin Avenue. The proposed alteration would include a second floor addition to the existing one-story residence. Proposed materials include red brick to match existing, tan-vinyl siding, and dark brown asphalt shingles. This case was continued from the May 2006 meeting.

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 residence and area. A combination of a shed and hipped roof should be added over the front entrance.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by C. Buti, seconded by M. Ryan, the Commission

AGREED to approve the single family alteration at 629 North Hamlin Avenue, Appearance Case Number SA-06-26, subject to changing the roof over the front entrance.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

26. *Appearance Case Number SF-06-57: Single Family Residence, 2340 DeCook Court North

Ziggy Bednarz, and Mr. And Mrs. Vince Rizzo submitted an application for a single family residence at 2340 DeCook Court North. The proposed residence would be a two-story structure, with a two-car attached garage and a one-car detached garage. Proposed materials include red brick, stone, and grey trim, and grey-black asphalt shingles. This case was continued from the May 2006 meeting.

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

The Commission found the proposed residence to be designed appropriately for the residence and area.

The Commission made findings of fact, based on the evidence presented. These findings are attached to and incorporated into these minutes.

On a motion by M. Ryan, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 2340 DeCook Court North, Appearance Case Number SF-06-57, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, Ryan
NAYS 0 None
ABSENT 3 Commissioner Kidd, Kuhlman, Upton

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

E. ADJOURNMENT – The meeting was adjourned at 9:00 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.

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
)
678C North Northwest Highway)

Case No. SG-06-10

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of American Sign & Lighting and Tri-Land Properties for a wall sign at 678C North Northwest Highway, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. The design and color of the sign would be in keeping with the character of the building.
2. Installation would be appropriate for the site.

Therefore, the Commission finds that the proposed wall sign at 678C North Northwest Highway would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)

120 West Sibley Avenue)

) Case No. SA-06-28

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Jeremy Lew & Associates, and Mr. and Mrs. Walsh for a single family alteration at 120 West Sibley Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. Design of the proposed building alteration would be appropriate for the existing structure.
2. Proposed building changes would be compatible with the character of the neighborhood.

Therefore, the Commission finds that the proposed single family alteration at 120 West Sibley Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of
120 North Dee Road

)
)
)

Case No. SA-06-29

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of JMH Architects, and Oscar and Catherine Marquis, for a single family alteration at 120 North Dee Road, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. Design of the proposed building alteration would be appropriate for the existing structure.
2. Proposed building changes would be compatible with the character of the neighborhood.

Therefore, the Commission finds that the proposed single family alteration at 120 North Dee Road would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of
241 Devon Avenue

)
)
)

Case No. SA-06-30

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Zenon Wozny and Edyta Budzioch for a single family alteration at 241 Devon Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. Design of the proposed building alteration would be appropriate for the existing structure.
2. Proposed building changes would be compatible with the character of the neighborhood.

Therefore, the Commission finds that the proposed single family alteration at 241 Devon Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of
1701 Greendale Avenue

)
)
)

Case No. SA-06-31

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Darek Zarnowski and Alina Tajstrzyk, for a single family alteration at 1701 Greendale Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. Design of the proposed building alteration would be appropriate for the existing structure.
2. Proposed building changes would be compatible with the character of the neighborhood.

Therefore, the Commission finds that the proposed single family alteration at 1701 Greendale Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
)
701 West Oakton Avenue)

Case No. SA-06-33

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Victor Drapsio and Jerry Barnik for a single family alteration at 701 West Oakton Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

Subject to using the revised plans submitted at the meeting, changing the front entry addition windows to the east elevation, the Appearance Commission finds that the following facts have been established:

1. Design of the proposed building alteration would be appropriate for the existing structure.
2. Proposed building changes would be compatible with the character of the neighborhood.

Therefore, the Commission finds that the proposed single family alteration at 701 West Oakton Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
)
226 Meacham Avenue)

Case No. SF-06-60

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Baranyk Associates and Leo Montalbano for a single family residence at 226 Meacham Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. Height and massing of the proposed single family residence would be in keeping with the character of the neighborhood.
2. Garage location is appropriate.
3. Materials and landscaping would be well coordinated with the residence.

Therefore, the Commission finds that the proposed single family residence at 226 Meacham Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
625 Park Plaine Avenue) Case No. SF-06-61

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Ruben Anastacio & Associates and Zbigniew Rabczak for a single family residence at 625 Park Plaine Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. Height and massing of the proposed single family residence would be in keeping with the character of the neighborhood.
2. Garage location is appropriate.
3. Materials and landscaping would be well coordinated with the residence.

Therefore, the Commission finds that the proposed single family residence at 625 Park Plaine Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
)
729 Austin Avenue)

Case No. SF-06-62

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Ruben Anastacio & Associates and Janina Budzik for a single family residence at 729 Austin Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. Height and massing of the proposed single family residence would be in keeping with the character of the neighborhood.
2. Garage location is appropriate.
3. Materials and landscaping would be well coordinated with the residence.

Therefore, the Commission finds that the proposed single family residence at 729 Austin Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
)
100 West Thorndale Avenue)

Case No. SF-06-64

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of B.K. Architect and Michael Fiandaca for a single family residence at 100 West Thorndale Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

Subject to using the revised plans submitted at the meeting and revising the landscape plan, the Appearance Commission finds that the following facts have been established:

1. Height and massing of the proposed single family residence would be in keeping with the character of the neighborhood.
2. Garage location is appropriate.
3. Materials and landscaping would be well coordinated with the residence.

Therefore, the Commission finds that the proposed single family residence at 100 West Thorndale Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of
2284 Oak Tree Lane

)
)
)

Case No. SF-06-65

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of B.K. Architect, and Florica and Josif Negrv, for a single family residence at 2284 Oak Tree Lane, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

Subject to, lowering the house by one step, pushing the garage back one foot, bringing the office forward two feet and resubmitting the landscape plan, the Appearance Commission finds that the following facts have been established:

1. Height and massing of the proposed single family residence would be in keeping with the character of the neighborhood.
2. Garage location is appropriate.
3. Materials and landscaping would be well coordinated with the residence.

Therefore, the Commission finds that the proposed single family residence at 2284 Oak Tree Lane would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
)
732 South Crescent Avenue)

Case No. SF-06-66

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Sasshaus Studio, and Roberto and Antonette Cozzini, for a single family residence at 732 South Crescent Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Appearance Commission finds that the following facts have been established:

1. Height and massing of the proposed single family residence would be in keeping with the character of the neighborhood.
2. Garage location is appropriate.
3. Materials and landscaping would be well coordinated with the residence.

Therefore, the Commission finds that the proposed single family residence 732 South Crescent Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
)
328 South Cumberland Avenue)

Case No. SF-06-67

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of D&K Architects and Jeff Krause, for a single family residence at 328 South Cumberland Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

Subject to using the revised front elevation submitted at the meeting revising the landscape plan, the Appearance Commission finds that the following facts have been established:

1. Height and massing of the proposed single family residence would be in keeping with the character of the neighborhood.
2. Garage location is appropriate.
3. Materials and landscaping would be well coordinated with the residence.

Therefore, the Commission finds that the proposed single family residence 328 South Cumberland Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

BEFORE THE APPEARANCE COMMISSION
OF THE CITY OF PARK RIDGE

In the Matter of)
)
629 North Hamlin Avenue)

Case No. SA-06-26

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of William Fagen and Andrzej Adam, for a single family residence at 629 North Hamlin Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on June 15, 2006, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

Subject to changing the roof over the front entrance, the Appearance Commission finds that the following facts have been established:

1. Design of the proposed building alteration would be appropriate for the existing structure.
2. Proposed building changes would be compatible with the character of the neighborhood.

Therefore, the Commission finds that the proposed single family alteration 629 North Hamlin Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

