

APPEARANCE COMMISSION

**Thursday, August 16, 2007
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois**

MINUTES

Acting Chairman Kidd called the meeting to order at 7:03 p.m.

A. ROLL CALL

Present

C. Buti
B. Kidd, Chairman
K. Kuhlman
E. Upton

Absent

J. Aulisio

Staff

C. Davis
R. Derifield
L. Kleiner

City Council

None

Others Present

Approximately 15 citizens

B. APPROVAL OF MINUTES

It was moved by E. Upton, seconded by C. Buti, that the minutes of the regular meeting held on July 19, 2007, be approved. The Commission, by voice vote, unanimously approved the minutes, with one abstention by Commissioner Kidd.

C. *CONSENT AGENDA

It was moved by E. Upton, seconded by C. Buti, that the Consent Agenda be approved subject to the addition of Case Numbers: GN-07-04, SF-07-40, SF-07-41, and SF-07-43.

Vote on the motion was as follows:

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

D. APPEARANCE REVIEW

- 1. *Appearance Case Number SG-07-22: Awning and Wall Sign for Amphora, 149 North Northwest Highway

Thatcher Oaks Awnings and Signs, and Amphora, LLC, submitted an application for awning and wall signs for Amphora at 149 North Northwest Highway. The proposed awning sign would consist of white lettering on a black awning. The wall sign would consist of black and white lettering, and it would non-illuminated.

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

The Commission found the proposed signs 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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the awning and wall signs at 149 North Northwest Highway, Appearance Case Number SG-07-22, as submitted.

Vote on the motion was as follows:

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

- 2. *Appearance Case Number SG-07-23: Wall Sign for State Farm Insurance, 1006 West Touhy Avenue

JM Triangle Insurance Sign and 1006 West Touhy, LLC, submitted an application for a wall sign at 1006 West Touhy Avenue. The proposed wall sign would consist of individual channel letters, with red lettering, and a red and white logo. 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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the wall sign at 1006 West Touhy Avenue, Appearance Case Number SG-07-23, as submitted.

Vote on the motion was as follows:

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

3. Appearance Case Number SG-07-14: Ground Sign for MB Financial Bank, 1014 Busse Highway

Icon Identity Solutions and MB Financial Bank submitted an application for a revised ground sign at 1014 Busse Highway. The proposed ground sign would be changed to a pole sign, and would consist of white lettering on a red background above a lighted time and temperature display. The sign would be internally-illuminated. Wall and ground signs were approved by the Commission at the May meeting.

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

The Commission stated that the revised ground pole sign is a departure from the approved monument style sign. The pole sign would be out of scale with the area, which serves as a gateway to the City, and is characterized as an open area with low scale buildings. The sign should be reduced to a maximum of 15 feet high and should be landscaped at the base to reduce its scale.

On a motion by C. Buti, seconded by E. Upton, the Commission

AGREED to continue the ground sign at 1014 Busse Highway, Appearance Case Number SG-07-14.

Vote on the motion was as follows:

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

4. *Appearance Case Number SA-07-22: Single Family Alteration, 830 South Fairview Avenue

B.K. Architect, and Steve and Karin Klancnik submitted an application for a single family alteration at 830 South Fairview Avenue. The proposed alteration would include a new front porch to an existing two-story residence. Proposed materials include brick to match existing, and white columns and balustrades.

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

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

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

On a motion by E. Upton, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 830 South Fairview Avenue, Appearance Case Number SA-07-22, as submitted.

Vote on the motion was as follows:

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

5. *Appearance Case Number SA-07-23: Single Family Alteration, 1507 Potter Road

B.K. Architect and Piotr Szymanski submitted an application for a single family alteration at 1507 Potter Road. The proposed alteration would include a partial second floor addition, a two-story addition and a new front porch to an existing one-and-one-half story residence. Proposed materials include dark beige fiber cement board siding, 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 alteration 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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 1507 Potter Road, Appearance Case Number SA-07-23, as submitted.

Vote on the motion was as follows:

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

6. Appearance Case Number SA-07-24: Single Family Alteration, 2509 Woodland Avenue

PNH Creations and Richard Galazka submitted an application for a single family alteration at 2509 Woodland Avenue. The proposed alteration would include a second floor addition to an existing one-story residence. Proposed materials include brick to match existing, light tan vinyl siding, white trim and light brown asphalt shingles.

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

The Commission noted that the proposed addition should be more compatible with the design and scale of the existing house. The new second story needs to be minimized in scale. There should be a trim board between the two floors. The roof style should be modified. The second floor eave

height should be lowered. Overhangs could be added. There should be more of a relationship and better alignment between the second floor and first floor windows. Windows should be double-hung and fenestration added.

On a motion by E. Upton, seconded by C. Buti, the Commission

AGREED to continue the single family alteration at 2509 Woodland Avenue, Appearance Case Number SA-07-24.

Vote on the motion was as follows:

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

7. *Appearance Case Number GN-07-03: Garage Review, 104 North Delphia Avenue

B.K. Architect and Supreme Home Builders submitted an application for a garage review at 104 North Delphia Avenue. The proposed garage would be eighteen feet high. Proposed materials include medium brown brick and tan-brown asphalt shingles.

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

The Commission found the proposed garage to be in keeping with the character of the main 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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the garage at 104 North Delphia Avenue, Appearance Case Number GN-07-03, as submitted.

Vote on the motion was as follows:

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

8. *Appearance Case Number GN-07-04: Garage Review, 104 North Greenwood Avenue

Antonio Fanizza Associates, and Mr. and Mrs. Timmons submitted an application for a garage review at 104 South Greenwood Avenue. The proposed garage would be sixteen feet high. Proposed materials include vinyl siding and asphalt shingles.

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

The Commission found the proposed garage to be in keeping with the character of the main 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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the garage at 104 North Greenwood Avenue, Appearance Case Number GN-07-04, as submitted.

Vote on the motion was as follows:

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

9. *Appearance Case Number SF-07-40: Single Family Residence, 1816 Courtland Avenue

Baranyk Associates and John Mietus submitted an application for a single family residence at 1816 Courtland Avenue. The proposed residence would be a two story structure, with a two car detached garage. Proposed materials include dark ironspot brick, stone, stone trim and dark gray-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 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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 1816 Courtland Avenue, Appearance Case Number SF-07-40, as submitted.

Vote on the motion was as follows:

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

10. *Appearance Case Number SF-07-41: Single Family Residence, 424 South Lincoln Avenue

Neri Architects, and Tom and Mary Honan submitted an application for a single family residence at 424 Lincoln Avenue. The proposed residence would be a two story structure, with a two car detached garage. Proposed materials include dark ironspot brick, stone, light and medium beige trim, and dark brown-tan 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 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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 424 South Lincoln Avenue, Appearance Case Number SF-07-41, as submitted.

Vote on the motion was as follows:

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

11. Appearance Case Number SF-07-42: Single Family Residence, 1498 Vernon Avenue

Neri Architects, and Anish and Bindu Pithadia submitted an application for a single family residence at 1498 Vernon Avenue. The proposed residence would be a two-story structure with a three car attached garage. Proposed materials include medium red brick, stone, medium beige trim and stucco, and dark rust-brown asphalt shingles.

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

Revised site, landscape and elevation plans were submitted at the meeting. The Commission found the proposed residence to be in keeping with the character of the area. The proposed circular driveway is not permitted by the new Zoning Ordinance. If the landscape plan changes as a result of the circular driveway being eliminated, a revised landscape plan must be resubmitted.

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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 1498 Vernon Avenue, Appearance Case Number SF-07-42, subject to using the revised site, landscape and elevations plans submitted at the meeting; and resubmitting the landscape plan if the circular driveway is eliminated.

Vote on the motion was as follows:

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

12. *Appearance Case Number SF-07-43: Single Family Residence, 301 South Fairview Avenue

Ruben Anastacio and Associates and William Broderick submitted an application for a single family residence at 301 South Fairview Avenue. The proposed residence would be a two-story structure, with a three-car detached garage. Proposed materials include red-gray brick, medium khaki trim 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 in keeping with the character of the 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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 301 South Fairview Avenue, Appearance Case Number SF-07-43, as submitted.

Vote on the motion was as follows:

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

13. Appearance Case Number SF-07-44: Single Family Residence, 303 North Ashland Avenue

David Schmitt and Ruben Ybarra submitted an application for a single family residence at 303 North Ashland Avenue. The proposed residence would be a two story structure, with a three car attached garage. Proposed materials include dark brown-red brick, medium khaki trim and natural stain cedar shake shingles.

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

A revised landscape plan was submitted at the meeting. The Commission found the proposed residence to be in keeping with the character of the area. They noted that the brick should be variegated. More detail should be added to the cornice between the brick and eaves above the windows on the second floor. The landscape plan should be revised to change the Crabapple trees on the south elevation to Magnolias.

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 E. Upton, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 303 North Ashland Avenue, Appearance Case Number SF-07-44, subject to adding detail to the cornice between the brick and eaves, and using the

revised landscape plan submitted at the meeting, with the changes to the Crabapple trees.

Vote on the motion was as follows:

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

14. Appearance Case Number SF-07-45: Single Family Residence,
303 North Western Avenue

Jeff Heaney and Krzystof Perkowski submitted an application for a single family residence at 303 North Western Avenue. The proposed residence would be a two story structure, with a two-car detached garage. Proposed materials include dark red brick, stone, stone trim, and black 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 residence to be in keeping with the character of the area. The Commission stated that the landscape plan should be resubmitted to show the plantings wrapped around the left corner of the house, more ornamental tree moved closer to the corner of the house, the elimination of the Spruce and Barberries and replacing them with an ornamental tree and evergreen base plantings, respectively.

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 E. Upton, the Commission

AGREED to approve the single family residence at 303 North Western Avenue, Appearance Case Number SF-07-45, subject to resubmitting the landscape plan.

Vote on the motion was as follows:

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

15. Appearance Case Number SF-07-46: Single Family Residence,
1125 Helen Street

Jakl-Brandeis Architects, and Mr. and Mrs. Baki submitted an application for a single family residence at 1125 Helen Street. The proposed residence would be a two-story structure, with a three-car attached garage. Proposed materials include medium red brick, stone, light and dark tan 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 area. The Commissioners suggested that the bases of the bay windows and dormers should be changed to wood or stone.

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 J. Aulisio, the Commission

AGREED to approve the single family residence at 1125 Helen Street, Appearance Case Number SF-07-46, subject to changing the bases of the bay windows and dormers to wood or stone.

Vote on the motion was as follows:

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

16. Appearance Case Number SA-07-21: Landscape Plan Review for a Single Family Alteration, 1417 West Lahon Street

Lineworks Architects, LaPelusa Home Improvement, and Randy and Tina Bull submitted a revised landscape plan for a single family alteration at 1417 West Lahon Street. The proposed alteration would include a second floor addition to an existing one-story residence. This case was approved at the July 2007 meeting.

The Commission found the revised landscape plan to be designed appropriately for the residence and area.

On a motion by E. Upton, seconded by K. Kuhlman, the Commission

AGREED to approve the revised landscape plan at 1417 West Lahon Street, Appearance Case Number SA-07-21, as submitted.

Vote on the motion was as follows:

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

17. Appearance Case Number SF-06-58: Landscape Plan Review for a Single Family Residence, 314 Meacham Avenue

Grazyna and Richard Hunt submitted revised landscape plan for a single family residence at 314 Meacham Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. This case was approved at the May 2006 meeting.

The Commission found the revised landscape plan to be designed appropriately for the residence and area. The Commissioners stated that the Colorado Spruce should be eliminated and the two Alberta Spruces should be replaced with flowering shrubs. An ornamental tree eight to ten feet in

height should be added to the right corner. The Autumn Ash should be changed to a three inch overstory tree. The holly plants should be better identified.

On a motion by C. Buti, seconded by E. Upton, the Commission

AGREED to approve the revised landscape plan at 314 Meacham Avenue, Appearance Case Number SF-06-58, subject to revising the landscape plan.

Vote on the motion was as follows:

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

E. OTHER BUSINESS

Randall Derifield stated that the City Attorney plans to address the Commission regarding the new ethics and disclosure ordinance. He asked if the Commissioners would like to have this on a night separate from the regular meeting night or spend an hour before the regular meeting. The Commission preferred to come early before a regular meeting.

Mr. Derifield also stated that he has been struggling with the landscape inspections he does when a project is finalled and asked the Commissioners to provide input on good and bad plans that they observe around the City. He asked for a discussion and more direction on what the Commission is trying to accomplish with the landscape plans.

Mr. Derifield stated that the City Council approved an early retirement program earlier this year. He plans on retiring in December of this year.

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

G. ADJOURNMENT – The meeting was adjourned at 8:40 p.m.

APPEARANCE COMMISSION

Date

Chairman

Laura Kleiner
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)
)
149 North Northwest Highway)

Case No. SG-07-22

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Amphora, LLC and Thatcher Oaks Awnings and Signs for an awning and wall signs at 149 North Northwest Highway, Park Ridge, Illinois, 60068, the Commission having held a public meeting on August 16, 2007, 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 signs 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 awning and wall sign at 149 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

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Case No. SG-07-23

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1006 West Touhy Avenue

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**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of 1006 W Touhy LLC and JM Triangle Sign for a wall sign at 1006 West Touhy Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on August 16, 2007, 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 1006 West Touhy 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)

830 South Fairview Avenue)

) Case No. SA-07-22

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of B.K. Architect and Karen and Steve Klancnik for a single family alteration at 830 S. Fairview, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for 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 830 South Fairview 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
1507 Potter Road

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Case No. SA-07-23

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of B.K. Architect and Piotr Szymanski for a single family alteration at 1507 Potter Road, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for 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 1507 Potter 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)

104 North Delphia Avenue)

Case No. GN-07-03

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of B.K. Architect, and Supreme Home Builders for a garage review at 104 North Delphia Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for 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 garage would be in keeping with the character of the residence.
2. Garage location is appropriate.

Therefore, the Commission finds that the proposed garage at 104 Delphia 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)
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104 North Greenwood Avenue)

Case No. GN-07-04

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Mr. and Mrs. Timmons and Antonio Fanizza Associates for a garage at 104 North Greenwood Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for 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 garage would be in keeping with the character of the residence.
2. Garage location is appropriate.

Therefore, the Commission finds that the proposed garage at 104 North Greenwood 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
1816 Courtland Avenue

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Case No. SF-07-40

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Baranyk Associates, Ltd., and John Mietus for a single family residence at 1816 Courtland Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for 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 1816 Courtland 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

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Case No. SF-07-41

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424 South Lincoln Avenue

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**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Neri Architects, and Tom and Mary Honan for a single family residence at 424 South Lincoln Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for 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 424 South Lincoln 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
1498 Vernon Avenue

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Case No. SF-07-42

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Neri Architects, and Anish and Bindu Pitadia for a single family residence at 1498 Vernon Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for indicated in the minutes of this Commission in this case,

Subject to using the revised site, landscape and elevations plans submitted at the meeting; and resubmitting the landscape plan if the circular driveway is eliminated, 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 1498 Vernon 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)
)
303 North Ashland Avenue)

Case No. SF-07-44

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of David Schmitt and Ruben Ybarra for a single family residence at 303 North Ashland Avenue, Park Ridge, Illinois, 60068, Commission having held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for indicated in the minutes of this Commission in this case,

Subject to adding detail to the cornice between the brick and eaves, and using the revised landscape plan submitted at the meeting, with the changes to the Crabapple trees, 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 303 North Ashland 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

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)

303 North Western Avenue

)

Case No. SF-07-45

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Jeff Heaney, and Krzysitol Peikowski for a single family residence at 303 North Western Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for indicated in the minutes of this Commission in this case,

Subject to resubmitting the landscape plan to reflect the suggestions of the Commission to move the ornamental tree closer to the corner of the house, eliminating the barberry bush and wrapping the planting areas around to the sides of the house, 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 303 North Western 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
1125 Helen Street

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)
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Case No. SF-07-46

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Jakl Brandeis Architects, and Mr. and Mrs. Baki for a single family residence at 1125 Helen Street, Park Ridge, Illinois, 60068, Commission having the held a public meeting on August 16, 2007, and having considered the plans on the matter, based on the information presented, as reflected in the minutes of these proceedings, and for indicated in the minutes of this Commission in this case,

Subject to changing the bases of the bay windows and dormers to wood or stone, 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 1125 Helen Street would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman

