

APPEARANCE COMMISSION

**Thursday, September 21, 2006
Council Chambers, City Hall
505 Butler Place
Park Ridge, IL**

MINUTES

Chairman Kidd called the meeting to order at 7:02 p.m.

A. ROLL CALL

Present

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

Staff

C. Davis
R. Derifield
K. Delk

City Council

Ald. Ryan, Liason

Absent

J. Aulisio

Others Present

Approximately 25 Citizens

B. APPROVAL OF MINUTES

It was moved by E. Upton, seconded by C. Buti, that the minutes of the regular meeting held on August 17, 2006, be approved. The Commission, by voice vote, unanimously approved the minutes.

C. *CONSENT AGENDA

It was moved by K. Kuhlman, seconded by E. Upton, that the Consent Agenda be approved, subject to the addition of Case Numbers: SG-06-18, SF-06-89, SF-06-91, and CI-04-08 to the Consent Agenda.

Vote on the motion was as follows:

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

D. APPEARANCE REVIEW

- 1. *Appearance Case Number SG-06-14: Awning Sign for Vine Street Deli, 133 Vine Avenue

Hunzinger Williams and Maria Chomas submitted an application for one awning sign at 133 Vine Avenue. The proposed awning sign would consist of white letters on a red awning.

Exhibits of the size, design, colors and installation of the sign was 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the awning at 133 Vine Avenue, Appearance Case Number SG-06-14, as submitted.

Vote on the motion was as follows:

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

- 2. *Appearance Case Number SG-06-15: Wall Sign for Hair Cuttery, 108 Euclid Avenue

Kieffer & Company and Joseph Freed & Associates submitted an application for a wall sign at 108 Euclid Avenue. The proposed wall sign would consist of white channel letters. 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the wall sign at 108 Euclid Avenue, Appearance Case Number SG-06-15, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Buti, Kidd, Kuhlman, Upton

NAYS 0 None
ABSENT 1 Commissioners Aulisio

3. *Appearance Case Number SG-06-16: Awning and Wall Signs for Charcoal Grill and Pizzeria, 27 South Northwest Highway

Targin Sign Systems and Panagiotis Sarantopoulos submitted an application for one awning and two wall signs at 27 South Northwest Highway. The proposed wall signs would consist of gold lettering on dark brown backgrounds and decorative logos on each end. The storefront awning would consist of white lettering on a dark brown and white awnings. The signs would be externally-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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the awning and wall signs at 27 South Northwest Highway, Appearance Case Number SG-06-16, as submitted.

Vote on the motion was as follows:

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

4. *Appearance Case Number SG-06-17: Wall Sign for Contemporary Care, 116 Euclid Avenue

Comet Neon submitted an application for a wall sign at 116 Euclid Avenue. The proposed wall sign would consist of white channel lettering. The sign would be internally-illuminated.

Exhibits of the size, design, colors and installation of the sign was 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the wall sign at 116 Euclid Avenue, Appearance Case Number SG-06-17, as submitted.

Vote on the motion was as follows:

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

5. *Appearance Case Number SG-06-18: Wall Sign for Johnny’s Place,
1129 West Touhy Avenue

John Nasiopoulos submitted an application for a wall sign at 1129 West Touhy Avenue. The proposed wall sign would consist of red, black and light blue letters on a white background. The signs would be externally-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 noted that although the sign was installed without approval, it satisfies the Urban Design Guidelines.

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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the wall sign at 1129 West Touhy Avenue, Appearance Case Number SG-06-18, as submitted.

Vote on the motion was as follows:

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

6. *Appearance Case Number SA-06-41: Single Family Alteration,
1501 Hoffman Avenue

Alphonse Curatolo and Peter Pontikis submitted an application for a single family alteration at 1501 Hoffman Avenue. The proposed alteration would include a one-car attached garage to the existing one-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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family alteration at 1501 Hoffman Avenue, Appearance Case Number SA-06-41, as submitted.

Vote on the motion was as follows:

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

7. *Appearance Case Number SA-06-42: Single Family Alteration, 600 South Washington Avenue

David Schmitt and Carolyn Anavi submitted an application for a single family alteration at 600 South Washington Avenue. The proposed alteration would include a one-story screened porch addition to the existing two-story residence. Proposed materials include stone and 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family alteration at 600 South Washington Avenue, Appearance Case Number SA-06-42, as submitted.

Vote on the motion was as follows:

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

8. *Appearance Case Number SA-06-43: Single Family Alteration, 1032 Courtland Avenue

Diamond-Falk Architects, and Kevin and LaDonna Buschmann submitted an application for a single family alteration at 1032 Courtland Avenue. The proposed alteration would include a one-story addition and a two-car attached garage to the existing two-story residence. Proposed materials include brick to match existing, stucco, light and dark brown-trim, and brown-grey 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family alteration at 1032 Courtland Avenue, Appearance Case Number SA-06-43, as submitted.

Vote on the motion was as follows:

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

9. *Appearance Case Number SA-06-44: Single Family Alteration, 805 North Lincoln Avenue

Nagle, Hartray, Danker, Kagan, McKay, Penney Architects and Paul and Kimberly Gorski submitted an application for a single family alteration at 805 North Lincoln Avenue. The proposed alteration would include a partial second floor addition to the existing one and one-half story residence. Proposed materials include 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family alteration at 805 North Lincoln Avenue, Appearance Case Number SA-06-44, as submitted.

Vote on the motion was as follows:

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

10. *Appearance Case Number SA-06-45: Single Family Alteration, 429 South Delphia Avenue

Studio 421, and Louis and Megan Brough submitted an application for a single family alteration at 429 Sough Delphia Avenue. The proposed alteration would include first and second floor additions to the existing one and one-half story residence. Proposed materials include brick to match existing, taupe 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 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family alteration at 429 South Delphia Avenue, Appearance Case Number SA-06-45, as submitted.

Vote on the motion was as follows:

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

11. Appearance Case Number SA-06-46: Single Family Alteration,
24 East Touhy Avenue

Jack Oblaza & Associates and Robert Ryczek submitted an application for a single family alteration at 24 East Touhy Avenue. The proposed alteration would include a second floor addition to the existing one-story residence. Proposed materials include light brown brick, stone, tan stucco, 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 alteration to be designed appropriately for the residence and area. The piers on the side elevations should be eliminated. Continue the stucco up to the edge of the garage on the left elevation. Continue the stone base and the brick to the chimney on the right elevation. Any landscaping that is damaged, as shown on the landscape plan, must be replaced.

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 K. Kuhlman, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 24 East Touhy Avenue, Appearance Case Number SA-06-46, subject to subject to eliminating the piers on the side elevations, continuing the stucco to the garage on the left elevation, continuing the stone base and the brick to the chimney on the right elevation, and replacing any landscaping that is damaged, as shown on the landscape plan.

Vote on the motion was as follows:

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

12. Appearance Case Number SA-06-47: Single Family Alteration,
1120 Cleveland Avenue

Artur Kaczmarek submitted an application for a single family alteration at 1120 Cleveland Avenue. The proposed alteration would include a second floor addition to the existing one-story residence. Proposed materials include stone, yellow-tan beige dryvit, and 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 extra rooflines are complicated. Increase the sizes on the porte cochere to 16 inches. The landscape plan should be revised to show an 8-10 foot ornamental tree at the right corner of the house. The main dryvit color should be less yellow.

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 alteration at 1120 Cleveland Avenue, Appearance Case Number SA-06-47, subject to increasing the pillar size to 16 inches and revising the landscape plan.

Vote on the motion was as follows:

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

13. *Appearance Case Number SA-06-48: Single Family Alteration,
1712 Woodland Avenue

George Simoulis and Tomasz Augustowski submitted an application for a single family alteration at 1712 Woodland Avenue. The proposed alteration would include a second floor addition to the existing one-story residence. Proposed materials include dark red brick, stone, dark brown and beige trim and dark brown-black asphalt shingles.

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

The Commission stated that material transitions need to occur at inside corners. The proposed home is not compatible with the neighboring homes, so the Commission suggested adding one-story elements on the front elevation so it does not appear too tall. The roof pitches need to be consistent. The landscape plan needs to be resubmitted.

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

AGREED to continue the single family alteration at 1712 Woodland Avenue, Appearance Case Number SA-06-48.

Vote on the motion was as follows:

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

14. Appearance Case Number SA-06-49: Single Family Alteration,
363 Michaeljohn Drive

Neri Architects submitted an application for a single family alteration at 363 Michaeljohn Drive. The proposed alteration would include a second floor addition to the existing one-story residence. Proposed materials include brown brick, limestone, taupe trim and dark brown-black asphalt 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 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 C. Buti, seconded by E. Upton, the Commission

AGREED to approve the single family alteration at 363 Michaeljohn Drive, Appearance Case Number SA-06-49, subject to using the landscape plan submitted at the meeting.

Vote on the motion was as follows:

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

15. *Appearance Case Number SF-06-89: Single Family Residence,
514 North Washington Avenue

Ruben Anastacio and Associates and Kevin Laroe submitted an application for a single family residence at 514 North Washington Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include light brown brick, cream trim, and dark brown-black 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family residence at 514 North Washington Avenue, Appearance Case Number SF-06-89, as submitted.

Vote on the motion was as follows:

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

16. Appearance Case Number SF-06-90: Single Family Residence, 2741 Mayfield Drive

Ruben Anastacio and Associates and Robert Golic submitted an application for a single family residence at 2741 Mayfield Drive. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include light red brick, taupe trim, and grey-black 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 noted that the windows on the right side of the front elevation should be enlarged.

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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family residence at 2741 Mayfield Drive, Appearance Case Number SF-06-90, subject to increasing the windows on the right side of the front elevation.

Vote on the motion was as follows:

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

17. *Appearance Case Number SF-06-91: Single Family Residence, 236 North Lincoln Avenue

B.K. Architect and Lucyna Socha, submitted an application for a single family residence at 236 North Lincoln Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include stone, light red brick, light beige trim, and red-grey-black 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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family residence at 236 North Knight Avenue, Appearance Case Number SF-06-91, as submitted.

Vote on the motion was as follows:

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

18. Appearance Case Number SF-06-92: Single Family Residence, 2444 De Cook Court South

Neri Architects and Roxeanne Carrozza submitted an application for a single family residence at 2444 De Cook Court South. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include stone, medium brown brick, beige trim and dark brown-black asphalt shingles.

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

Revised site, landscape, elevation 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 height of the first floor should be lowered by one-foot so that it is not so tall compared to 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 C. Buti, seconded by E. Upton, the Commission

AGREED to approve the single family residence at 2444 De Cook Court South, Appearance Case Number SF-06-92, subject to lowering the height of the first floor by one-foot and using the revised plans submitted at the meeting.

Vote on the motion was as follows:

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

19. Appearance Case Number SF-06-93: Single Family Residence, 713 South Fairview Avenue

Scott Pritchett, and Mr. and Mrs. DeRoeck submitted an application for a single family residence

at 713 South Fairview Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include medium brown brick, medium beige trim, and light 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 neighborhood. Stock plans of houses done elsewhere in the City are discouraged. A variety of materials would help break up the mass of the house, especially the north elevation. For example, a rowlock brick course could be added to the first floor. There should be a relationship between the first and second floor windows on the north elevation. The first floor window, second from right on that elevation should be eliminated. The materials used on the bay window should be revised. The landscape plan should be resubmitted to replace the barberries with evergreens, show an ornamental tree at the corner of the house and provide groundcover at the front 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 K. Kuhlman, the Commission

AGREED to approve the single family residence at 713 South Fairview Avenue, Appearance Case Number SF-06-93, subject to removing the first floor window on the north elevation, adding a rowlock brick course on the first floor, revising the materials on the bay window, and resubmitting the landscape plan.

Vote on the motion was as follows:

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

20. Appearance Case Number SF-06-94: Single Family Residence,
301 South Greenwood Avenue

Matthias Jans Architect, and Tedd and Juanita Sigg submitted an application for a single family residence at 301 South Greenwood Avenue. The proposed residence would be a two-story structure, with a three-car attached garage. Proposed materials include medium red brick, white trim and dark brown-black 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. Detail should be added to the Greenwood Avenue elevation by adding four symmetrically composed windows. The front entrance is too tall. The diameter of the columns on the front elevation should be increased to 18 inches. The brick should continue on the side elevation below the eave of the gable. The landscape plan should be resubmitted to show all sizes, species and quantities. An 8 to 10-foot ornamental tree should be added to the corner of the house. The barberries should be replaced.

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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the single family residence at 301 South Greenwood Avenue, Appearance Case Number SF-06-94, subject to adding four symmetrically composed windows on the Greenwood Avenue elevation, continuing the brick on the side elevation below the eave of the gable, increasing the size of the columns to 18 inches on the front elevation, and resubmitting the landscape plan.

Vote on the motion was as follows:

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

21. Appearance Case Number SF-06-95: Single Family Residence, 1720 Woodland Avenue

Pablo Hernandez and Alejandro Hernandez, submitted an application for a single family residence at 1720 Woodland Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include light red brick, light tan and beige trim, and dark brown-black asphalt shingles. This case was a pre-application at the August 2006 meeting.

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

The Commission noted that there was no representative for the application at the meeting. The garage is too dominant an element of the house. Consideration should be given to creating a hipped roof above the garage, adding a dormer and breaking up the doors to appear like two. The side elevations should have additional fenestration. The gable end above the front elevation should be eliminated. The landscape plan should be resubmitted and be more fully developed.

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

AGREED to continue the single family residence at 1720 Woodland Avneue, Appearance Case Number SF-06-95.

Vote on the motion was as follows:

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

22. *Appearance Case Number SF-06-59: Landscape Review for Single Family Residence, 1508 Parkside Drive

B.K. Architect and Rafael Student submitted a revised landscape plan for a single family residence at 1508 Parkside Drive. The proposed residence would be a two-story structure, with a three-car attached garage. This case was approved at the August 2006 meeting.

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

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

AGREED to approve the revised landscape plan at 1508 Parkside Drive, Appearance Case Number SF-06-59, as submitted.

Vote on the motion was as follows:

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

- 23. *Appearance Case Number SF-05-111: Landscape Review for Single Family Residence, 821 South Fairview Avenue

Scott Pritchett, and Mr. and Mrs. Naughton submitted a revised landscape plan for a single family residence at 821 South Fairview Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. This case was approved at the October 2005 meeting.

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

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

AGREED to approve the revised landscape plan at 821 South Fairview Avenue, Appearance Case Number SF-05-111, as submitted.

Vote on the motion was as follows:

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

- 24. *Appearance Case Number SF-05-13: Landscape Review for Single Family Residence, 825 South Clifton Avenue

David Schmitt Architecture, and Michael and Lilia Zapraniuk submitted a revised landscape plan for a single family residence at 825 South Clifton Avenue. The proposed residence would be a two-story structure, with a three-car detached garage. Proposed materials include cream stucco, limestone, tan trim, and cedar shingle roofing. This case was approved at the February 2005 meeting.

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

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

AGREED to approve the revised landscape plan at 825 South Clifton Avenue, Appearance Case Number SF-05-13, as submitted.

Vote on the motion was as follows:

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

25. Appearance Case Number SF-05-80: Landscape Review for Single Family Residence, 417 North Seminary Avenue

Peter Ekiert and Marek Kowalczyk submitted a revised landscape plan for a single family residence at 417 North Seminary Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. This case was approved at the July 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 additional plantings between the sidewalk and driveway, and along the north side of the driveway to the property line.

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

AGREED to approve the revised landscape plan at 417 North Seminary Avenue, Appearance Case Number SF-06-80, subject to revising the landscape plan.

Vote on the motion was as follows:

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

26. Appearance Case Number SA-06-26: Elevations and Materials Review for Single Family Alteration, 629 North Hamlin Avenue

William Fagan 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, and dark brown asphalt shingles. This case was approved at the June 2006 meeting.

The Commission found the revised elevations and materials to be in keeping with the character of the residence.

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

AGREED to approve the revised elevations and materials at 629 North Hamlin Avenue, Appearance Case Number SA-06-26, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Buti, Kidd, Kuhlman, Upton

NAYS 0 None
 ABSENT 1 Commissioner Aulisio

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

Hari Developers, BLC Contracting and Mr. & Mrs. Hreczuch 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. This case was continued from the June 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.

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 K. Kuhlman, the Commission

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

Vote on the motion was as follows:

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

28. *Appearance Case Number CI-04-08: Building Signs Review for the Redevelopment for Target Area 2 in the Uptown Central Business District

OKW Architects and PRC Partners submitted an application for a building signs review for the redevelopment of Target Area 2 in the Uptown Central Business District. The applicant submitted Tenant Design and Wall Sign Criteria, dated July 31, 2006, to serve as a guideline for future signs proposed as part of the development. The sign portion of the case was continued from the special meeting held on February 15, 2005.

Guidelines for the size, design, colors and installation of future signs were entered.

The Commission found the proposed sign guidelines to be designed appropriately for the buildings and area. Specific signs proposed for each individual tenant space in the redevelopment must be reviewed and approved by the Commission.

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 K. Kuhlman, seconded by E. Upton, the Commission

AGREED to approve the Tenant Design and Wall Sign Criteria, dated July 31, 2006, for Target Area 2 in the Uptown Central Business District, Appearance Case Number CI-04-08, as submitted.

Vote on the motion was as follows:

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

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

G. ADJOURNMENT – The meeting was adjourned at 9:15 p.m.

APPEARANCE COMMISSION

Date

Chairman

Kathryn Dellk
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
133 Vine Avenue

)
)
)

Case No. SG-06-14

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Huntzinger Williams and Maria Chomas for an awning sign at 133 Vine Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 awning sign at 133 Vine 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
108 Euclid Avenue

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)
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Case No. SG-06-15

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Kieffer & Company and Joseph Freed & Associates for a wall sign at 108 Euclid Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 108 Euclid 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)
)
27 South Northwest Highway)

Case No. SG-06-16

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Targin Sign Systems and Panagiotis Sarantopoulos for awning and wall signs at 27 South Northwest Highway, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 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 signs at 27 South 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
116 Euclid Avenue

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)
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Case No. SG-06-17

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Comet Neon for a wall sign at 116 Euclid Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 116 Euclid 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)
)
1129 West Touhy Avenue)

Case No. SG-06-18

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of John Nasiopoulos for a wall sign at 1129 West Touhy Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 1129 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)
)
1032 Courtland Avenue)

Case No. SA-06-43

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Diamond-Falk Architects and Kevin and LaDonna Buschmann, for a single family alteration at 1032 Courtland Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 1032 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)
)
805 North Lincoln Avenue)

Case No. SA-06-44

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Nagle, Hartray, Danker, Kagan, McKay, Penney Architects and Paul and Kimberly Gorski for a single family alteration at 805 North Lincoln Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 805 North 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)
) Case No. SA-06-45
429 South Delphia Avenue)

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Studio 421 and Louis and Megan Brough, for a single family alteration at 429 South Delphia Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 429 South 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)
)
24 East Touhy Avenue)

Case No. SA-06-46

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Jack Oblaza & Associates, and Robert Ryczek, for a single family alteration at 24 East Touhy Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 eliminating the piers on the side elevations, continuing the stucco to the garage on the left elevation, continuing the stone base and the brick to the chimney on the right elevation, and replacing any landscaping that is damaged, as shown on the landscape plan, 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 24 East 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)
)
1120 Cleveland Avenue)

Case No. SA-06-47

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Artur Kaczmarek for a single family alteration at 1120 Cleveland Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 increasing the pillar size to 16 inches and revising the landscape plan, 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 1120 Cleveland 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
363 Michaeljohn Drive

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Case No. SA-06-49

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Neri Architects for a single family alteration at 363 Michaeljohn Drive, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 landscape plan submitted at the meeting, 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 363 Michaeljohn Drive 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)
)
514 North Washington Avenue)

Case No. SF-06-89

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Ruben Anastacio and Associates and Kevin Laroe for a single family residence at 514 North Washington Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 514 North Washington 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
2741 Mayfield Drive

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Case No. SF-06-90

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Ruben Anastacio and Associates and Robert Golic for a single family residence at 2741 Mayfield Drive, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 enlarging the windows on the right side of the front elevation, 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 2741 Mayfield Drive, 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)
)
236 North Lincoln Avenue)

Case No. SF-06-91

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of B. K. Architect and Lucyna Socha for a single family residence at 236 North Lincoln Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 236 North 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)
)
2444 DeCook Court South)

Case No. SF-06-92

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Neri Architects and Roxeanne Carrozza for a single family residence at 2444 Decook Court South, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 height of the first floor by one-foot and using the revised plans submitted at the meeting, 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 2444 DeCook Court South, 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)
)
713 South Fairview Avenue)

Case No. SF-06-93

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Scott Pritchett, and Mr. and Mrs. DeRoock, for a single family residence at 713 South Fairview Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 removing the first floor, window on the north elevation, adding a rowlock brick course at the first floor, revising the materials on the bay window, 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 713 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)
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301 South Greenwood Avenue)

Case No. SF-06-94

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Matthias Jans Architect, and Tedd and Juanita Sigg, for a single family residence at 301 South Greenwood Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 adding four symmetrically composed windows on the Greenwood Avenue elevation, continuing the brick on the side elevation below the eave on the gable, increasing the size of the columns to 18 inches on the front elevation 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 301 South 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)
)
1527 South Greenwood Avenue)

Case No. SA-06-32

**FINDINGS OF FACT
AND
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Hari Developers, BLC Contracting, and Mr. & Mrs. Hreczuch for a single family alteration at 1527 South Greenwood Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on September 21, 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 1527 South Greenwood Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Date

Chairman