



CITY OF PARK RIDGE

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

DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: October 14, 2011
To: Appearance Commission
From: Jon Branham, Planner
Subject: Staff Comments for the October 20, 2011, Meeting

Appearance Review Cases

(1) SG-11-20: 1053 North Northwest Highway - The applicant will need to ensure the ground monument sign is located at least five feet from the property line, in accordance with Section 14.6.B.2 of the Zoning Ordinance.

(3) EG-11-12: 525 Parkwood Avenue – The proposed generator will be screened by existing shrubbery.

(9) SA-11-24: 1106 South Cleveland Avenue – The Commission may want to discuss if the material transitions are appropriate and if any additional landscaping should be added.

(10) SA-11-25: 305 South Western Avenue – The Commission may want to discuss if any additional landscaping should be added.

(11) SA-11-26: 700 South Greenwood Avenue – The Commission may want to discuss the massing on the second story addition.

(12) SA-11-21: 712 Courtland Avenue – This case was continued at the September, 2011, meeting. At that meeting, the Commission suggested changing the pitch of the roof, adding more detail to the elevations, and adding more windows to minimize the height of the walls. They requested that a landscape plan be submitted due to the scope of the project, and also recommended trying to save the Japanese maple tree currently on the property.

Other Business

Pre-Application for Mixed Used Development at 827 West Touhy Avenue

The applicant is proposing a mixed use development, which would include a grocery store, offices and townhomes. The applicant is seeking preliminary input from the Commission on the grocery store elevations and site plan. The Commission should review the application with regard to the Uptown Plan and Urban Design Guidelines and provide feedback on the development proposal.

Attachments