

**APPEARANCE COMMISSION**

**Thursday, July 19, 2007  
Council Chambers, City Hall  
505 Butler Place  
Park Ridge, Illinois**

**MINUTES**

Acting Chairman Upton called the meeting to order at 7:00 p.m.

**A. ROLL CALL**

Present

J. Aulisio

C. Buti

E. Upton, Acting Chairman

Staff

R. Derifield

K. Delk

City Council

Ald. Schmidt, Liaison (Arr. 7:15p)

Absent

B. Kidd, Chairman

K. Kuhlman

Others Present

Approximately 15 citizens

**B. APPROVAL OF MINUTES**

It was moved by J. Aulisio, 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.

**C. \*CONSENT AGENDA**

It was moved by J. Aulisio, seconded by C. Buti, that the Consent Agenda be approved subject to the addition of Case Numbers: GN-07-02, SF-07-35, SF-07-36, SF-07-37, SF-07-38 and CI-07-05.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

**D. APPEARANCE REVIEW**

- 1. \*Appearance Case Number SG-07-19: Wall Sign for Studio Fitness and TriPilates, 833 Touhy Avenue

Arts and Letters, Ltd., Deborah Harris and Mark Wodka submitted an application for a wall sign for Studio Fitness and TriPilates at 833 Touhy Avenue. The proposed wall sign would be a box sign, and consist of white and black lettering on a red background. 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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the wall sign at 833 Touhy Avenue, Appearance Case Number SG-07-19, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
 NAYS 0 None  
 ABSENT 2 Commissioners Kidd and Kuhlman

- 2. \*Appearance Case Number SG-07-20: Awning Sign for Natalie, 145 North Northwest Highway

Thatcher Oaks Awnings and The Northwest Highway Building Partners submitted an application for an awning sign at 145 North Northwest Highway. The proposed awning sign would consist of white letters on a dark brown awning.

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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the awning sign at 145 North Northwest Highway, Appearance Case Number SG-07-20, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

3. \*Appearance Case Number SG-07-21: Ground Sign for Doctor's Office, 532 Busse Highway

American Sign and Lighting and submitted an application for a ground sign at 532 Busse Highway. The proposed ground sign would consist of black lettering on a white background, and a black aluminum base. 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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the ground sign at 532 Busse Highway, Appearance Case Number SG-07-21, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

4. \*Appearance Case Number SG-06-19: Wall Sign for Chico's, 158 North Northwest Highway

Sign-a-Rama and Mid-America Real Estate Corporation submitted an application for a wall sign at 158 North Northwest Highway. The proposed wall sign would consist of black channel letters and have back-lighting. This case was approved at the October 2006 meeting.

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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the wall sign at 158 North Northwest Highway, Appearance Case Number SG-06-19, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

5. \*Appearance Case Number SA-07-18: Single Family Alteration, 926 Elm Street

Dudley, Utyro and Associates; and Bret and Amanda Lorenc submitted an application for a single family alteration at 926 Elm Street. The proposed alteration would include a partial second floor addition to an existing one-and-one-half story residence. Proposed materials include beige fiber cement board siding, off-white trim, and gray-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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 926 Elm Street, Appearance Case Number SA-07-18, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

6. \*Appearance Case Number SA-07-19: Single Family Alteration, 1133 North Knight Avenue

MDM Design Group and Ronald Bittner submitted an application for a single family alteration at 1133 North Knight Avenue. The proposed alteration would include a one-story addition and a front porch addition to an existing one-story residence. Proposed materials include 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 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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the single family alteration at 1133 North Knight Avenue, Appearance Case Number SA-07-19, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

7. Appearance Case Number SA-07-20: Single Family Alteration, 1612 Brophy Avenue

Philip Dobias submitted an application for a single family alteration at 1612 Brophy Avenue. The proposed alteration would include a garage addition to an 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 building and area. A revised front elevation was submitted at the meeting. The Commission noted that the revised front elevation satisfies the new Zoning Ordinance requirement to have two garage doors for attached, two-car front facing garages.

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 alteration at 1612 Brophy Avenue, Appearance Case Number SA-07-20, subject to using the revised front elevation submitted at the meeting.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

8. Appearance Case Number SA-07-21: Single Family Alteration, 1417 Lahon Street

Lineworks Architects, LaPelusa Home Improvement, and Randy and Tina Bull submitted an application for a single family alteration at 1417 Lahon Street. The proposed alteration would include a second floor addition to an existing one-story residence. Proposed materials include cream vinyl siding, ivory trim, and light 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. A frieze board should wrap around the entire house to create a separation between the first and second floors. The landscape plan should 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 C. Buti, seconded by J. Aulisio, the Commission

AGREED to approve the single family alteration at 1417 Lahon Street, Appearance Case Number SA-07-21, subject to adding a frieze board around the entire building to separate the first and second floors, and resubmitting the landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

9. Appearance Case Number GN-07-01: Garage Review,  
326 South Greenwood Avenue

B.K. Architect, and Mr. and Mrs. Rothstein submitted an application for a garage at 326 South Greenwood Avenue. The proposed two-car garage would be eighteen feet high. Proposed materials include clay vinyl siding, dark tan khaki trim, and tan-brown asphalt shingles.

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

The proposed materials on the garage are not consistent with the materials of the house or the garage height should be lowered to 15 feet, in which case Appearance Commission approval would not be required. The vinyl siding should be replaced with panel brick to match the house. Based on this change, the Commission found the proposed garage to be in keeping with the character of the residence.

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 garage at 326 South Greenwood Avenue, Appearance Case Number GN-07-01, subject to replacing the vinyl siding panel brick to match the brick on the house or lowering the height of the garage to 15 feet.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

10. \*Appearance Case Number GN-07-02: Garage Review,  
322 Vine Avenue

Philip Spagnolo submitted an application for a garage at 322 Vine Avenue. The proposed three-car garage would be eighteen feet high. Proposed materials include stone, stucco, copper siding, and dark gray 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 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 J.Aulisio, seconded by C. Buti, the Commission

AGREED to approve the garage at 322 Vine Avenue, Appearance Case Number GN-07-02, as submitted.

Vote on the motion was as follows:

- AYES 3 Commissioners Aulisio, Buti, and Upton
- NAYS 0 None
- ABSENT 2 Commissioners Kidd and Kuhlman

11. \*Appearance Case Number SF-07-35: Single Family Residence,  
413 South Knight Avenue

B.K. Architect, and John and Heather Sullivan submitted an application for a single family residence at 413 South Knight Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include dark and light red brick, stone, cream 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 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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 413 South Knight Avenue, Appearance Case Number SF-07-35, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

12. \*Appearance Case Number SF-07-36: Single Family Residence, 922 South Western Avenue

Baranyk Associates, and Mark and Kristy Ryken submitted an application for a single family residence at 922 South Western Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include red-brown brick, cream dryvit 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 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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 922 South Western Avenue, Appearance Case Number SF-07-36, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

13. \*Appearance Case Number SF-07-37: Single Family Residence, 1200 Bonita Drive

Baranyk Associates, and Tina and Chris Antonopoulos submitted an application for a single family residence at 1200 Bonita Drive. The proposed residence would be a two story structure, with a three car attached garage. Proposed materials include stone, cream dryvit, tan 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 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 J. Aulisio, seconded by C. Buti, the Commission



AGREED to approve the single family residence at 1200 Bonita Drive, Appearance Case Number SF-07-37, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

14. \*Appearance Case Number SF-07-38: Single Family Residence, 842 North Lincoln Avenue

D&K Architects, and DaVinci Construction submitted an application for a single family residence at 842 North Lincoln Avenue. The proposed residence would be a two story structure, with a two-car attached garage. Proposed materials include dark red brick, stone, tan stucco, dark green trim and gray-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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the single family residence at 842 North Lincoln Avenue, Appearance Case Number SF-07-38, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

15. Appearance Case Number SF-07-39: Single Family Residence, 1528 Tyrell Avenue

Grazyna and Richard Hunt, and Malgorzata Kedzior and Adam Makuch submitted an application for a single family residence at 1528 Tyrell Avenue. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include dark red brick, stone, dark brown trim, 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 neighborhood. Muntins should be added to all of the windows. The height of the house should be lowered by two risers, leaving a total of four stairs. Materials, stone coursing, and a detailed

landscape plan should be resubmitted. The circular driveway does not satisfy the Zoning Ordinance.

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 842 North Lincoln Avenue, Appearance Case Number SF-07-38, subject to adding muntins to windows, lowering the height of the house by two risers, and resubmitting materials and the stone coursing and resubmitting a landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

16. Appearance Case Number MF-07-02: Multi-Family Residences, 225 West Touhy Avenue, and 1 and 111 South Washington Avenue

OKW Architects and Park Ridge 2004, LLC, submitted an application for senior and condominium multi-family residences at 225 Touhy Avenue and 1 and 111 South Washington Avenue. The project would consist of a three story 50-unit senior residential condominiums and an activity center, and 126 multi-family residential condominiums in three separate three-story buildings. The case was a pre-application at the May 2007 meeting and was continued from the June 2007 meeting.

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

Revised entry details for the senior activity center and the condominiums were submitted at the meeting. The Commission found the proposed residences to be in keeping with the character of the neighborhood. A detailed landscape plan should be resubmitted. The revised entry elevations are appropriate for the senior and multi-family residences.

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 multi-family residences at 225 Touhy Avenue, and 1 and 111 South Washington Avenue, Appearance Case Number MF-07-02, subject to using the revised entry details for the condominium buildings and the senior lifestyle activity center submitted at the meeting, and resubmitting a detailed landscape plan.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

17. \*Appearance Case Number CI-07-05: Commercial Remodel, and Wall and Awning Signs, 107 South Northwest Highway

Chipman Adams Architects and Potbelly Sandwich Works submitted an application for a commercial remodel, and wall and awning sign at 107 South Northwest Highway. The proposed remodel includes storefront improvements, and one wall and one awning sign. The storefront improvements include new windows, doors and a new cornice treatment. The wall sign would include yellow lettering on a dark green background, with a red and black logo. The awning sign would include yellow lettering on a dark green background, with a red and black logo.

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

The Commission found the proposed commercial remodel and signs 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 J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the commercial remodel, and wall and awning signs at 107 South Northwest Highway, Appearance Case Number CI-07-05, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
 NAYS 0 None  
 ABSENT 2 Commissioners Kidd and Kuhlman

18. \*Appearance Case Number SF-06-93: Landscape Plan Review for a Single Family Residence, 713 South Fairview Avenue

Scott Pritchett and Mr. and Mrs. DeRoeck submitted an application for a landscape plan review for 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. This case was approved at the September 2006 meeting.

An exhibit of the revised landscape design was entered.

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

On a motion by J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the revised landscape plan at 713 South Fairview Avenue, Appearance Case Number SF-06-93, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

19. Appearance Case Number SF-07-27: Landscape Plan Review for a Single Family Residence, 328 South Clifton Avenue

Robert Lizzo and Ed Barzowski submitted an application for a landscape plan review for a single family residence at 328 South Clifton Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include beige siding, stone, cream trim and dark gray asphalt shingles. This case was approved at the April 2007 meeting.

An exhibit of the revised landscape design was entered.

The Commission found the revised landscape plan to be designed appropriately for the residence and area. The Sambucus (Red Berried Elders) should continue from the front sidewalk, around the corner of the house on the right side.

On a motion by J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the revised landscape plan at 713 South Fairview Avenue, Appearance Case Number SF-06-93, subject to continuing the Sambucus from the front sidewalk, around the corner of the house on the right side.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

20. Appearance Case Number SF-05-105: Elevations and Landscape Plan Reviews for a Single Family Residence, 207 Grand Boulevard

Neri Architects and Dominick Pecoraro submitted revised elevations for a single family residence at 207 Grand Boulevard. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include light red brick, stone, beige trim and gray-brown asphalt shingles. This case was approved at the October 2005 meeting.

Exhibits of the revised elevations and landscape plan were entered.

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

On a motion by J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the revised elevations and landscape plan at 207 Grand Boulevard, Appearance Case Number SF-05-105, subject to using the same materials as previously submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
 NAYS 0 None  
 ABSENT 2 Commissioners Kidd and Kuhlman

21. Appearance Case Number SF-06-89: Elevations and Landscape Plan Reviews for a Single Family Residence, 514 North Washington Avenue

Ruben Anastacio and Associates and Kevin Laroe submitted revised elevations and a landscape plan 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 dark red-brown brick, stone, dark beige trim, and dark brown-tan asphalt shingles. This case was approved at the September 2006 meeting.

Exhibits of the revised elevations and landscape plan were entered.

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

On a motion by J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the revised elevations and landscape plan at 514 North Washington Avenue, Appearance Case Number SF-06-89, subject to resubmitting materials.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
 NAYS 0 None  
 ABSENT 2 Commissioners Kidd and Kuhlman

22. Appearance Case Number SF-04-24: Elevations and Landscape Plan Review for a Single Family Residence, 102 South Chester Avenue

Ruben Anastacio and Associates, and Matt Padletti submitted revised elevations and a landscape plan review for single family residence at 102 South Chester Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include dark beige vinyl siding and shingles, white trim and dark gray-black asphalt shingles. This case was approved at the July 2004 meeting.

Exhibits of the revised elevations and landscape plan were entered.

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

On a motion by J. Aulisio, seconded by C. Buti, the Commission

AGREED to approve the revised elevations and landscape plan at 102 South Chester Avenue, Appearance Case Number SF-04-24, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

23. Appearance Case Number MF-07-03: Multi-Family Residences, 541 North Northwest Highway

R.T.H. Associates and Barry Mastafa submitted an application for multi-family residences at 541 North Northwest Highway. The proposed residences would include two, two-story townhouses; with a four-car detached garage. Proposed materials include dark tan brick, stone, dark beige trim and rust-brown asphalt shingles. This case was continued from the June 2007 meeting.

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

The Commission suggested breaking up the facades and refining the design of the entrances. The east elevation should be broken-up and there should be more organization of the windows. The landscape plan should be revised to include ornamental trees at the corners of the building and evergreen shrubs at the base plantings. The Commission suggested that the applicant look at other townhouses being built in town for ideas.

On a motion by C. Buti, seconded by J. Aulisio, the Commission

AGREED to continue the multi-family residences at 541 North Northwest Highway, Appearance Case Number MF-07-03.

Vote on the motion was as follows:

AYES 3 Commissioners Aulisio, Buti, and Upton  
NAYS 0 None  
ABSENT 2 Commissioners Kidd and Kuhlman

**E. OTHER BUSINESS - None**

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

**G. ADJOURNMENT – The meeting was adjourned at 9:04 p.m.**

APPEARANCE COMMISSION

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

Kathryn Delk  
Recording Secretary

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of  
833 Touhy Avenue

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Case No. SG-07-19

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Arts and Letters, Ltd., Deborah Harris and Mark Wodka for a wall sign at 833 Touhy Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on July 19, 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 833 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  
532 Busse Highway

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Case No. SG-07-21

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of American Sign and Lighting and Katherine Kava for a ground sign at 532 Busse Highway, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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. 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 ground sign at 532 Busse 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 )  
 )  
158 North Northwest Highway )

Case No. SG-06-19

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Sign-a-Rama and Mid-America Real Estate Corporation for a ground sign at 158 North Northwest Highway, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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. 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 158 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  
926 Elm Street

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Case No. SA-07-18

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Dudley, Utro and Associates and Bret and Amanda Lorenc for a single family alteration at 926 Elm Street, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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 926 Elm Street would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

\_\_\_\_\_  
Chairman



BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of  
1612 Brophy Avenue

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)

Case No. SA-07-20

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Philip Dobias for a single family alteration at 1612 Brophy Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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 front elevation 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 1612 Brophy Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman

BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of  
1417 Lahon Street

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Case No. SA-07-21

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Lineworks Architects., LaPelusa Home Improvement, and Randy and Tina Bull for a single family alteration at 1417 Lahon Street, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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 a frieze board around the entire building to separate the first and second floors, and resubmitting 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 1417 Lahon Street would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman





BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of  
322 Vine Avenue

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Case No. GN-07-02

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Philip Spagnolo for a garage at 322 Vine Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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 322 Vine Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman

BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of )

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Case No. SF-07-35

413 South Knight Avenue )

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**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of B.K. Architect, and John and Heather Sullivan for a single family residence at 413 South Knight Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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 413 South Knight Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman



BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of )  
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1200 Bonita Drive )

Case No. SF-07-37

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Baranyk Associates, and Tina and Chris Antonopoulos for a single family residence at 1200 Bonita Drive, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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 1200 Bonita Drive would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman

BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of )  
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842 North Lincoln Avenue )

Case No. SF-07-38

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of D&K Architects and DaVinci Construction for a single family residence at 842 North Lincoln Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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 842 North Lincoln Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman

BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of  
1528 Tyrell Avenue

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Case No. SF-07-39

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Grazyna and Richard Hunt, and Malgorzata Kedzior and Adam Makuch for a single family residence at 1528 Tyrell Avenue, Park Ridge, Illinois, 60068, Commission having held a public meeting on July 19, 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 muntins to the windows, lowering the height of the house by two risers, leaving a total of four stairs in all, resubmitting materials, stone coursing and a 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 1528 Tyrell Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman

BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of )  
  )  
225 West Touhy Avenue, and )  
1 and 111 South Washington Avenue )

Case No. MF-07-02

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of OKW Architect, and Park Ridge 2004, LLC, for a multiple family residence at 225 West Touhy Avenue, and 1 and 111 South Washington Avenue, Park Ridge, Illinois, 60068, the Commission having held a public meeting on July 19, 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,

Subject to using the revised entry details for the condominium buildings and the senior lifestyle activity center submitted at the meeting, and resubmitting a detailed landscape plan, the Appearance Commission finds that the following facts have been established:

1. Height and massing of the proposed senior and multi-family condominium residences would be in keeping with the character of the neighborhood.
2. The underground garage location is appropriate.
3. Materials would be well coordinated with the residence.

Therefore, the Commission finds that the proposed senior and multiple family condominium residences at 225 West Touhy Avenue, and 1 and 111 South Washington Avenue would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman

BEFORE THE APPEARANCE COMMISSION  
OF THE CITY OF PARK RIDGE

In the Matter of )  
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107 South Northwest Highway )

Case No. CI-07-05

**FINDINGS OF FACT  
AND  
CERTIFICATE OF APPROVAL**

This matter having come before the Commission on the request of Chipman Adams Architects and Potbelly Sandwich Works for a commercial remodel, and wall and awning signs at 107 South Northwest Highway Avenue, Park Ridge, Illinois, 60068, Commission having the held a public meeting on July 19, 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 and signs would be appropriate for the existing structure.
- 2. Proposed building changes and signs would be compatible with the character of the neighborhood.

Therefore, the Commission finds that the proposed commercial remodel, and wall and awning signs at 107 South Northwest Highway would be in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

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Date

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Chairman