



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** April 19, 2012  
**To:** Appearance Commission  
**From:** Jon Branham, Planner  
**Subject:** Staff Comments for the April 19, 2012, Meeting

### Appearance Review Cases

(1) SG-12-06: 33 South Northwest Highway - The proposed wall sign is in accordance with the master sign plan for the multi-tenant property.

(2) SG-12-07: 1056 Busse Highway - The proposed ground sign received variances for size and location. The proposed wall sign also received a variance for a wall sign not facing a public street.

(3) SG-12-08: 1120 West Touhy Avenue - The wall signs are replacing existing panel signs for a new business at the property.

(4) SG-12-09: 153 Northwest Highway – The awning will be the only change at the property.

(6) SG-12-11: 1101 West Touhy Avenue - The proposed ground sign will need to meet the Zoning Ordinance requirements for monument signs, including a brick or stone base and a maximum height of six feet. The monument sign will also need to be set back five feet from each property line.

(7) EG-12-02: 529 South Knight Avenue - The proposed generator is proposed be fully screened by six evergreen plantings equal to the height of the generator.

(12) SA-12-05: 710 North Prospect Avenue – Any landscaping damaged during construction should be replaced.

(13) SF-12-07: 308 North Prospect Avenue – The landscape plan has been incorporated with the existing residence to the south. The ornamental trees at the corners should be increased to eight to ten feet in height.

(14) SF-12-08: 922 South Western Avenue – Planting sizes should be indicated. The ornamental trees at the corners of the house should be 8-10 feet in height.

(15) SF-12-09: 524-528 Engel Boulevard – A walkway to the front entry area should connect directly to the public sidewalk. An eight to ten foot ornamental tree should be added to the right front corner of the front elevation.

(16) SF-12-10: 401 Ashland Avenue – An administrative resubdivision will be required prior to issuance of a building permit. Also, a variance is expected to receive final approval from the City Council in May

for reduced lot square footage, width, and side yard setback, so any approval should be subject to that approval.

(17) SF-12-11: 1492 Tyrell Avenue – There is no public sidewalk on Tyrell Avenue, so a direct sidewalk connection to the front entry area is not necessary.

Attachments