



## 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

### APPEARANCE COMMISSION

Wednesday, May 27, 2015  
Council Chambers, City Hall  
505 Butler Place  
Park Ridge, Illinois

### MINUTES

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

#### A. ROLL CALL

Present

Randy Derifield  
Brian Kidd, Chairman  
Kim Kuhlman  
Nick Norman

Staff

Jon Branham  
Chris Bienasz

Absent

Ellen Upton

Others Present

Approximately 26 persons

#### B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Norman, that the minutes of the regular meeting of April 22, 2015, be approved, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

**C. \*CONSENT AGENDA**

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Kuhlman requested Case Number SF-15-11: 717 South Lincoln be added to the Consent Agenda.

It was moved by Commissioner Derifield, and seconded by Commissioner Norman, that the Consent Agenda be approved, as amended.

Vote on the motions was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

**D. APPEARANCE REVIEW**1. \*Appearance Case Number SA-15-17: Single Family Alteration at 801 South Clifton Avenue

Ruben Anastacio and Brendan and Annette Honan submitted an application for a single family alteration at 801 South Clifton Avenue. The proposed alteration would consist of a two-story addition to an existing two-story residence. Proposed materials will match existing siding, stone, brick, and asphalt shingles.

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

The Commission found the alteration to be in accordance with the character of the residence.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 801 South Clifton Avenue, Appearance Case Number SA-15-17, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family alteration would be compatible with the existing house and neighborhood. Therefore, the Commission found that the proposed single-family alteration was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

2. \*Appearance Case Number SA-15-18: Single Family Alteration at 314 North Home Avenue

Ruben Anastacio and Andrew and Joy Chojnoski submitted an application for a single family alteration at 314 North Home Avenue. The proposed single family alteration would consist of a second-story addition to an existing one-story residence. Proposed materials will match existing stone, brown siding, white trim, and asphalt shingles.

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

The Commission found the alteration to be in accordance with the character of the residence.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 314 North Home Avenue, Appearance Case Number SA-15-18, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family alteration would be compatible with the existing house and neighborhood. Therefore, the Commission found that the proposed single-family alteration was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

3. \*Appearance Case Number SA-15-19: Single Family Alteration at 1425 Garden Street

Bart Kalata and Tom Jurczyk submitted an application for a single family alteration at 1425 Garden Street. The proposed single family alteration would consist of a second-story addition to an existing one-story residence. Proposed materials include siding, stone, and asphalt shingles.

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

The Commission found the alteration to be in accordance with the character of the residence.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 1425 Garden Street, Appearance Case Number SA-15-19, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family alteration would be compatible with the existing house and neighborhood. Therefore, the Commission found that the proposed single-family alteration was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

4. \*Appearance Case Number SA-15-20: Single Family Alteration at 432 South Delphia Avenue

Jessica M. Wojtowicz and Peter F. Tromp submitted an application for a single family alteration at 432 South Delphia Avenue. The proposed alteration would be a second-story addition to an existing one-story residence. Proposed materials include cedar face plywood, brick, vinyl siding and asphalt shingles.

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

The Commission found the alteration to be in accordance with the character of the residence.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 432 South Delphia Avenue, Appearance Case Number SA-15-20, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family alteration would be compatible with the existing house and neighborhood. Therefore, the Commission found that the proposed single-family alteration was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

5. Appearance Case Number SA-15-21: Single Alteration at 410 South Fairview Avenue

Lance Shalzi and Munawar Ali submitted an application for a single family alteration at 410 South Fairview Avenue. The proposed alteration would consist of a one-story pool enclosure addition to an existing two-story residence. Proposed materials would match existing wood trim, stucco, aluminum gutters, stone, and asphalt shingles.

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

The Commission found the alteration to be in accordance with the character of the residence. The Commission stated that the landscaping helped the alteration be consistent with the house.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 410 South Fairview Avenue, Appearance Case Number SA-15-21, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family alteration would be compatible with the existing house and neighborhood. Therefore, the Commission found that the proposed single-family alteration was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman  
NAYS 0 None  
ABSENT 1 Commissioner Upton

6. Appearance Case Number SA-15-22: Single Family Alteration at 200 West Cuttriss Street

David & Terese Audino and Direct Design submitted an application for a single family alteration at 200 West Cuttriss Street. The proposed alteration would consist of a two-story addition to an existing two-story residence. Proposed materials would match existing wood trim, stucco, aluminum gutters, stone, and asphalt shingles.

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

The Commission did not find the alteration to be in accordance with the character of the residence. The Commission stated that architectural style was inconsistent with the existing residence. The Commission discussed several recommendations for the applicant. They requested to see more photos along with additional landscaping. A street elevation drawing should also be provided.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to continue the single-family alteration at 200 West Cuttriss Street, Appearance Case Number SA-15-22 to the next meeting.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman  
NAYS 0 None  
ABSENT 1 Commissioner Upton

7. Appearance Case Number SF-15-10: Single Family Residence at 808 North Washington Avenue

Mark Elliot submitted an application for a single family residence at 808 North Washington Avenue. The proposed residence would be a two-story residence with an attached two-car garage. Proposed materials include stone, tan siding, white trim, blue shutters, and cedar shake roof.

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

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission discussed the circular driveway. They stated it was a zoning and engineering issue, but thought it detracted from the character of the neighborhood.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family residence at 808 North Washington Avenue, Appearance Case Number SF-15-10, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family residence would be compatible with the neighborhood. Therefore,

the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

8. \*Appearance Case Number SF-15-11: Single Family Residence at 717 South Lincoln Avenue

Ruben Anastacio and Matt & Sheila Buckley submitted an application for a single family residence at 717 South Lincoln Avenue. The proposed single family residence would be a two-story residence with a detached two-car garage. Proposed materials include dark red brick, stone, hardie siding, limestone and wood trim, and asphalt shingles.

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

The Commission found the residence to be in accordance with the character of the neighborhood.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family residence at 717 South Lincoln Avenue, Appearance Case Number SF-15-11, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family residence would be compatible with the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

9. Appearance Case Number SF-15-12: Single Family Residence at 913 Granville Avenue

Chris Winogradzki and Vitold Stawierej submitted an application for a single family residence at 913 Granville Avenue. The proposed single family residence would be a two-story residence with an attached two-car garage. Proposed materials include red brick, limestone, stone, tan trim, and asphalt shingles.

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

The Commission did not find the residence to be in accordance with the character of the neighborhood. The Commission stated the garage width should be reduced. They stated the visual impact of the area above the garage should be reduced. There were also material transition issues with the stone and the landscape plan needs additional items.

On a motion by Commissioner Norman, seconded by Commissioner Kuhlman, the Commission

AGREED to continue the single-family residence at 913 Granville Avenue, Appearance Case Number SF-15-12 to the next meeting.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

10. Appearance Case Number SF-15-13: Single Family Residence at 2381 North De Cook Court

Daniel Drag, Pawel Ziolo, and ABD & Associates, LTD. submitted an application for a single family residence at 2381 North De Cook Court. The proposed single family residence would be a two-story residence with a detached two-car garage. Proposed materials include red brick, limestone, stone, tan trim, and asphalt shingles.

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

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission stated that there should be additional variety on the landscape plan.

On a motion by Commissioner Norman, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single-family residence at 2381 North De Cook Court, Appearance Case Number SF-15-13, subject to resubmitting the landscape plan.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family residence would be compatible with the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

11. Appearance Case Number SF-15-14: Single Family Residence at 307 South Prospect Avenue

Leonardo & Rosa Riccardi and Antonio Fanizza LTD. submitted an application for a single family residence at 307 South Prospect Avenue. The proposed single family residence would be a two-story residence with an attached two-car garage. Proposed materials include red brick, cement board siding, stone, tan trim, and asphalt shingles

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

Commissioner Kuhlman recused herself from the review process.

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission felt that the column sizes needed to be increased in order to create proper material transition at the inside corners. In addition, the Commission stated landscape plan needed to be resubmitted.

On a motion by Commissioner Norman, seconded by Commissioner Derifield, the Commission

AGREED to approve the single-family residence at 2381 North De Cook Court, Appearance Case Number SF-15-13, subject to increasing the column sizes to create inside corners for appropriate material transitions, and resubmitting the landscape plan.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family residence would be compatible with the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Derifield, Kidd, and Norman

NAYS 0 None

ABSTAIN 1 Commissioner Kuhlman

ABSENT 1 Commissioner Upton

#### 12. Appearance Case Number SF-15-15: Single Family Residence at 622 Cedar Street

Kevin Bachenek submitted an application for a single family residence at 622 Cedar Street. The proposed single family residence would be a two-story residence with a detached garage. Proposed materials include white fiber cement siding, black trim, and asphalt shingles.

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

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission discussed adding an additional tree at the front corner of the residence.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family residence at 622 Cedar Street, Appearance Case Number SF-15-15, subject to adding a redbud tree of eight feet tall at the front corner of the residence.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family residence would be compatible with the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

13. Appearance Case Number GN-15-06: Garage Review at 622 Cedar Street

Kevin Bachenek submitted an application for a garage review at 622 Cedar Street. The proposed detached garage would be over fifteen feet in height. Proposed materials include white fiber cement siding, black trim, and asphalt shingles.

Exhibits of the garage's size, design and relationship to the residence were entered.

The Commission found the garage to be in accordance with the character of the residence. On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the garage review at 622 Cedar Street, Appearance Case Number GN-15-06, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed garage would be compatible with the residence. Therefore, the Commission found that the proposed garage was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

14. Appearance Case Number SF-15-09: Landscape Review at 524 South Knight Avenue

Krzysztof Perkowski and Jeffery J. Heaney submitted an application for a landscape review for 524 South Knight Avenue. The single family residence was approved in April, 2015, subject to resubmitting the landscape plan to be more in accordance with the formal design of the residence.

Exhibits of the landscape design and relationship to the residence were entered. The Commission made some additional recommendations to the landscape plan.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the landscape review at 524 South Knight Avenue, Appearance Case Number SF-15-09, subject to the changes as shown in "Exhibit A".

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed landscape design would be compatible with the residence. Therefore, the Commission found that the proposed landscape design was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

15. Appearance Case Number SA-15-15: Landscape Review at 328 South Home Avenue

Tom Grace and Healy M. Rice submitted an application for a landscape review for 328 South Home Avenue. The single family residence was approved in March, 2015, subject to submitting a landscape plan.

Exhibits of the landscape design and relationship to the residence were entered. The applicant explained some additional changes were being proposed to the elevations. The Commission was acceptable to the changes but stated additional landscaping items should be added.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to continue the landscape review at 328 South Home Avenue, Appearance Case Number SA-15-15 to the next meeting.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

16. Appearance Case Number SF-10-08: Landscape Review at 1023 West Crescent Avenue

Demetrios Karkazis submitted an application for a landscape review for 1023 West Crescent Avenue. The single family residence was approved in October, 2010, subject to resubmitting the landscape plan to include foundation plantings, eight foot tall ornamental trees at the corners of the residence, flowering shrubs to accent the front entry area, adding ground cover, and ensuring the proposed landscaping is consistent with the formal style of the house.

Exhibits of the landscape design and relationship to the residence were entered. The Commission stated additional plantings should be added.

On a motion by Commissioner Derifield, seconded by Commissioner Norman, the Commission

AGREED to continue the landscape review at 1023 West Crescent Avenue, Appearance Case Number SF-10-08 to the next meeting.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

**E. OTHER BUSINESS**

The Commissioners further discussed the potential changes regarding garage setbacks.

**F. CITIZENS WISHING TO BE HEARD ON NON-APPEARANCE REVIEW CASES**

There were no citizens wishing to be heard on non-agenda cases.

**G. CITY COUNCIL LIASON REPORT - NONE**

**H. ADJOURNMENT** – The meeting was adjourned at 9:04pm.

APPEARANCE COMMISSION

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

Christopher Bienasz  
Recording Secretary

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