



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

### APPEARANCE COMMISSION

Wednesday, June 24, 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

Peggy Drewko

Kim Kuhlman

Nick Norman

Ellen Upton, Acting Chair

Staff

Jon Branham

Chris Bienasz

Absent

Brian Kidd

Others Present

Approximately 18 persons

#### B. APPROVAL OF MINUTES

It was moved by Commissioner Norman, and seconded by Commissioner Kuhlman, that the minutes of the regular meeting of May 27, 2015, be approved, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Drewko, Kuhlman, Norman and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

**C. \*CONSENT AGENDA**

Acting Chair Upton explained the Appearance Commission meeting process.

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

Vote on the motions was as follows:

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

**D. APPEARANCE REVIEW**

1. \*Appearance Case Number SA-15-23: Single Family Alteration at 831 South Clifton Avenue

Ruben Anastacio and Robert Milkowski submitted an application for a single family alteration at 831 South Clifton Avenue. The proposed alteration would consist of a two-story addition to an existing one-story residence. Proposed materials will match existing siding, stone, brick, and copper roofing, 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 Norman, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single-family alteration at 831 South Clifton Avenue, Appearance Case Number SA-15-23, 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 Drewko, Kuhlman, Norman, Upton  
NAYS 0 None  
ABSENT 1 Commissioner Kidd

2. \*Appearance Case Number SA-15-24: Single Family Alteration at 1848 Norman Boulevard

Ruben Anastacio and Monika Bartoszek submitted an application for a single family alteration at 1848 Norman Boulevard. 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, copper roofing 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 Norman, seconded by Commissioner Kidd, the Commission

AGREED to approve the single-family alteration at 1848 Norman Boulevard, Appearance Case Number SA-15-24, 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 Drewko, Kuhlman, Norman, Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

3. Appearance Case Number SA-15-25: Single Family Alteration at 1012 Peterson Avenue

Yordan Dimitrov and Kiril G. Ivanov submitted an application for a single family alteration at 1012 Peterson Avenue. The proposed single family alteration would consist of a second-story addition to an existing one and a half-story residence. Proposed materials would match existing cedar board, limestone, siding, brick, 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. Adjustments to the elevations and windows were recommended to help lessen the impact of the mass of the addition. The landscape plan should be resubmitted and indicate a direct pedestrian connection from the public sidewalk to the front entry area.

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

AGREED to approve the single-family alteration at 1012 Peterson Avenue, Appearance Case Number SA-15-25, subject to the changes as shown in "Exhibit A" 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 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 Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

4. Appearance Case Number SF-15-16: Single Family Residence at 508 Root Street

Ruben Anastacio and Michael Donahue submitted an application for a single family residence at 508 Root Street. The proposed residence would be a two-story residence with an existing detached garage. Proposed materials include stone, limestone, hardie board siding, copper roofing, 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. An ornamental tree of eight to ten feet in height should be added at the northwest corner of the residence.

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

AGREED to approve the single-family residence at 508 Root Street, Appearance Case Number SA-15-20, subject to the addition of an ornamental tree eight to ten feet in height at the northwest 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 Drewko, Kuhlman, Norman, and Upton  
NAYS 0 None  
ABSENT 1 Commissioner Kidd

5. Appearance Case Number SF-15-17: Single Family Residence at 244 Lake Avenue

TMM Development Corporation and Tim & Michele Strauts submitted an application for a single family residence at 244 Lake Avenue. The proposed residence would be a two-story residence with a detached garage. Proposed materials would consist of wood siding, wood trim, brick, vinyl windows, aluminum gutters, , 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. A Japanese Maple tree of eight to ten feet in height should be added at the southwest corner of the residence.

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

AGREED to approve the single-family residence at 244 Lake Avenue, Appearance Case Number SF-15-17, subject to the addition of a Japanese Maple tree eight to ten feet in height at the southwest 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 Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

6. 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 brick veneer, stone veneer, limestone, trim, and asphalt shingles. This case was continued from the May, 2015, meeting.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered. A clear story window on the second floor/west elevation should be added.

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 913 Granville Avenue, Appearance Case Number SF-15-22, subject to the addition of a clear story window on the second floor/west elevation 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 Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

7. 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 landscape review was continued from the May, 2015, meeting. At that meeting, the Commission stated additional plantings should be added. The single family residence was approved in October, 2010, subject to resubmitting the landscape plan.

Exhibits of the landscape design and relationship to the residence were entered.

The Commission found the landscape plan to be in accordance with the residence and property. They stated ornamental trees should be located in appropriate locations.

On a motion by Commissioner Norman, seconded by Commissioner Kuhlman, the Commission AGREED to approve the landscape review at 1023 West Crescent Avenue, Appearance Case Number SF-10-08, subject to the appropriate placement of ornamental trees.

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 Drewko, Kuhlman, Norman, and Upton  
NAYS 0 None  
ABSENT 1 Commissioner Kidd

**E. OTHER BUSINESS**

There was no other business discussed.

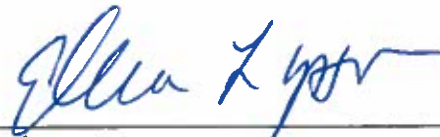
**F. CITIZENS WISHING TO BE HEARD ON NON-APPEARANCE REVIEW CASES**

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

**G. ADJOURNMENT – The meeting was adjourned at 7:52pm.**

APPEARANCE COMMISSION

07/22/15  
Date

  
Chair

Christopher Bienasz  
Recording Secretary

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