

MINUTES OF THE APRIL 3, 2019
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION
RICHARD T FLICKINGER MUNICIPAL CENTER
6101 CAPULINA AVENUE, MORTON GROVE, IL 60053

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Appearance Commission was called to order at 6:00 pm by Chairperson Pietron, who led the assemblage in the Pledge of Allegiance. Secretary Sopkin called the roll. In attendance were:

Members of the Commission Present:

J. Pietron (Chairperson)
P. Minx
M. Ingram
D. Hedrick
D. Manno
R. Block

Members of the Commission absent:

None

Village Staff and Other Dignitaries Present:

N. Radzevich, Economic Development Director/Staff Liaison
J. Thill, Village Trustee/Commission Liaison
R. Minx, Village Trustee
E. Ramos, Village Trustee
W. Gear, Village Trustee
C. Travis, Village Trustee
T. Hoffman Liston, Corporate Council
R. Czerwinski, Village Administrator
J. Lawrence, Management Analyst
W. Zimmer, Building Department Inspector
C. Kintner, Planning./Zoning Board Commissioner
M. Manno, Park District Commissioner

Chp Pietron now announced the first order of business which was the approval of the minutes of the January 7, 2019 meeting.

Cmsr Minx moved to approve the January 7, 2019 minutes as presented. The motion was seconded by Cmsr Block. Secretary Sopkin called the roll. The vote was as follows:

Ingram	<u>Aye</u>	Block	<u>Aye</u>
Hedrick	<u>Aye</u>	Manno	<u>Aye</u>
Minx	<u>Aye</u>		

Chp Pietron moved on to the next agenda item, **Appearance Case AC 19-02, IM Kensington MG LLC and UrbanStreet Group, 6711-6947 Dempster Street and 8745 Waukegan Road, Requesting an Appearance Certificate for Proposed Redevelopment of Sawmill Station (formerly Prairie View Shopping Center) at the Southeast Corner of Dempster and Waukegan**

per Sec 1-16-2:C., and Requesting for Waivers to Select Landscaping Requirements per Section 12-11.

Present were Bernard Siwik, Wik Consulting Inc, Jay Eck, Kensington Development Partners, Amy Mockapetris, Torti Gallas + Partners, Lauren Williams, Coor's Hawk Winery & Restaurants, Gary Collins, Fitness International, Jonathan Grzywa, Woolpert, and Scott Freres, Lakota Group, among others of their respective teams.

Ms. Radzevich, Staff Liaison, started the presentation by acknowledging the property owners IM Kensington MG LLC and UrbanStreet Group LLC, and identifying some of the members of the design teams that were in the room. Ms. Radzevich continued with an overview stating that they filed applications for approval of a Planned Unit Development (PUD) and Special Use permits for mixed use at the proposed redevelopment of Sawmill Station, formerly Prairie View Shopping Center. The presentation at this meeting would focus mostly on the buildings and landscaping, as the signage would be presented at a later date. The proposed Sawmill Station would have residential development on the eastern side of the property, which they hoped would become a lifestyle center. The proposal also included a multi-tenant strip, a winery and restaurant, a grocery store, a fitness center, a cinema and brewery, and other general retailers.

In the proposal, they were requesting several waivers, which included general landscaping and parking lot landscaping, as well as an Appearance Certificate. The waivers are detailed in the memo from Ms. Radzevich. As for the Appearance Certificate, it was mentioned that the façade designs for the residential and commercial properties are being coordinated as some of the tenants have their own independent architects working closely with the group to carry over consistent components of the project. The packet included designs for signage, but the sign package was incomplete and was not to be considered at this meeting. They agreed to wait to produce a full and complete package at a later meeting.

Ms. Radzevich introduced the master developer from IM Kensington MG LLC, Jay Eck. Mr. Eck gave a brief overview of the progression of the project, starting from the acquisition of the property in October 2018, stating that it took six months to accomplish. They were looking for retailers who would thrive in a retail/internet world, which would be sustainable in a long term project. Mr. Eck introduced some of the team members from UrbanStreet, Torti Gallas, Lakota Group, Cooper's Hawk, and LA Fitness, who would be working together on this project.

Amy Mockapetris, Senior Associate, Torti Gallas & Partners, continued with the presentation. Ms. Mockapetris said that they were working on the overall appearance and coordinating the project with the goal of making it a place to live, work and play. It would be pedestrian oriented with a walkable center and multiple activities. There would be outdoor seating and areas with wider sidewalks and tree lined walkways. The feel of the project would be a mix of traditional with modern elements and materials, and would be made to last. It would be easy to maintain and clean, but would be designed to last at least 20 years. Ms. Mockapetris presented sample palettes and generic material samples. They want to work as much as possible with local distributors for their materials.

Building A would be a big power center, with big anchor tenants – LA Fitness, Kohls, Dollar Tree, Ross, and also a grocery store to be secured later. They would be using tilt-up concrete construction and brick form liners, which would be painted. There would also be metal panels and wood type panels. Ms. Mockapetris described some of the elements for each of the retailers, saying that there would be similar elements, but would create strong identities for each of the retailers. The project would be vibrant and fresh, with fun pops of color in the outdoor dining areas. The rear of this building would be concrete, which would be extremely durable and easy to clean and patch.

Chp Pietron asked how this compared to brick, and was told that bricks go through freeze/thaw with water permeability, and the bricks would flake. Concrete would be easier to patch and paint.

Cmsr Ingram asked about typical panel spacing. Some of the tenants have their own specifications, and they would be working with their own architects in conjunction with the master plan for the site. For example, Kohls does not look like typical tilt-up panels. They would break it up and score it more. There would be more details about these specifications later. There will also be a change of color along the rear according to the tenants.

Building B would also be tilt-up concrete, and would be the site of Flix Brewhouse, a cinema, brewery, and restaurant. This site was described in some detail, including larger scored panels, two main entrances, porcelain tile cladding in different patterns, and a large outdoor dining component. There would be wood treatment and double storied glass, outdoor dining and indoor restaurant with valet parking.

Building D would be Cooper's Hawk Winery, and Lauren Williams presented the plans for this site. It would be 11,000 sq ft, with steel construction, 260 interior seats and a private dining area and bar. There would be a tasting room and a retail center. It would also have a patio with 30 seats. It would be done in a dark brick pattern with a velour finish. It would have rustic, clean lines with metal accents. They would have free-standing planters, glazed windows, and solid containment gates in the rear, and this would be four-sided architecture.

Building E would be a smaller, multi-tenant building, including a Starbucks, Chipotle, and two other retailers. This would also be four-sided architecture, as the materials would wrap around all sides of the building. They talked about some of the materials used for this building. This site would have a wide courtyard in the middle, with some outdoor dining spots. The courtyard would also be landscaped.

Chp Pietron asked if the roof elements would be hidden, and was told they would be screened by the parapets or other aluminum materials.

Ms. Mockapetris went over the circulation diagrams in the packet, including wider pedestrian sidewalk areas, gathering spaces, bicycle circulation and parking, vehicular circulation and parking, service zones and trash service areas. They have also accounted for snow storage in the winter months. They talked about the materials used in this site, and addressed some of the concerns from the staff report, including the architectural metal panels, performance and durability of the tilt-up concrete, the effaces on LA Fitness, the west façade of the grocery store being too plain, and the rear of the Building A being too simple. Some of these details were still being worked out.

Chp Pietron was concerned with the last issue, and Ms. Mockapetris said that they could add colors or material scoring. It would be broken up so that it would not be visually lot. There would be differences between the buildings. Chp Pietron asked about the light refraction on the long expanse of the building, and Ms. Mockapetris said that they would not use bright white, as it would also show staining easily. They would use neutral gray or beige tones, and this would also clean easily with soap and water.

Cmsr Ingram asked about the fiber cement, about the color warranty and appearance after five or ten years. Ms. Mockapetris said she was not experienced with the longer time period, but that they

intended to blend colors to get a more natural effect. This would allow them to repair or replace damages without causing noticeable differences.

The presentation now switched over to the landscape group, Lakota Group. Mr. Scott Freres, President, talked about the general landscaping, and presented the landscape plans. They would use materials in addition to trees, and would be mindful of the species with quality plantings for this project. There would be a perimeter buffer, green species, ground layer vegetation, people friendly spaces. The site features pots, benches, and lighting. There would be a night ambiance as well as a daytime space. There would be pocket parks between buildings, and a stormwater facility. The plantings would be maintainable and durable. The residential area is still a work in progress, and they were working to create safe spaces, buffer areas, and a parking deck. There would also be a circulation service spine that would work with emergency personnel. They want to keep the landscape viable without sacrificing visibility.

Chp Pietron asked about the lighting and the trees, and Mr. Freres said that LED lights have a lesser impact on the trees.

They were also working on correcting the bike path from Dempster Street into the forest preserves.

Next, the Architect for the residential building, Arden Freeman, continued the discussion. The residential building would be a 250 unit building with a three-story parking deck screened by the building. They originally had the parking underneath the residences, but decided to alter this to the three-story parking deck. The residential building would be a “C” shaped building with the amenities in the center. This would be a one story building that would have a pocket park and a swimming pool. The residences would have a nice view of the forest preserves, and would be a continuation of the Sawmill theme. They would have the wood accents, masonry, fiber cement panels, and prairie style garden feel. They would use double-hung windows, and would break up the patterns with multiple colors. Material samples were presented next, along with renderings, including the balconies and the view from the water treatment side of the building.

Chp Pietron said that this looked good, very residential, and that the variety was good and the color was tied together.

Cmsr Ingram asked about the process, as the elevations were not complete. At this time, they were looking for suggestions, recommendations, and were subject to several conditions. If they should deviate from the presented and approved plans, they would need to present these significant, substantial, or dramatic changes to the Appearance Commission. Minor amendments might be required. As they were looking to locally source some of their materials, the color matches might need approval from the Commission. Any undefined or significant changes or alterations would require them to get approvals from the Commission.

Cmsr Block asked if they considered solar panels on the large flat roofs. Mr. Eck said that as some of the retailers were involved in the planning and designing of their own spaces, this was not likely to be addressed or utilized.

Cmsr Ingram moved to approve **Appearance Case AC 19-02, IM Kensington MG LLC and UrbanStreet Group**, as presented with the stipulation that any significant changes or alterations to the original proposal and subject to the constraints outlined in the memo would require the applicant to

come back before the Appearance Commission for approval. The motion was seconded by Cmsr Hedrick.

Secretary Sopkin called the roll. The vote was as follows:

Ingram	<u>Aye</u>	Block	<u>Aye</u>
Hedrick	<u>Aye</u>	Manno	<u>Aye</u>
Minx	<u>Aye</u>		

Chp Pietron said that this was truly an historic moment in Morton Grove, and he thanked all those involved.

Chp Pietron moved on to the next agenda item, **Other Business/Public Comment.** There being none, he entertained a motion to adjourn the meeting.

ADJOURNMENT:

There being no further business, Commissioner Hedrick moved to adjourn the meeting. The motion was seconded by Commissioner Manno and approved unanimously pursuant to a voice vote at 7:35 pm.

Stacy Sopkin

Minutes by: Secretary Sopkin

Minutes were approved on _____			
by a voice vote of the			
Commissioners, with the votes as follows:			
Ingram	_____	Minx	_____
Hedrick	_____	Block	_____
		Manno	_____

To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Land-Use Planner/Coordinator

Date: April 29, 2019

Re: Appearance Commission Case AC 19-03: IM Kensington MG LLC (through WIK Consulting) and UrbanStreet Group LLC-ACQ - Request for an Appearance Certificate for Proposed Redevelopment of Sawmill Station (former Prairie View Shopping Center) at the Southeast Corner of Dempster and Waukegan per Sec. 12-16-2:C., and a Request for Waivers to Select Sign Requirements (Section 10-10) at 6711-6947 Dempster Street & 8745 Waukegan Road.

Introduction

IM Kensington MG LLC (Property Owner & Commercial Development Applicant, "Owner" & "Applicant") and UrbanStreet Group LLC-ACQ (Residential Development Applicant, "Applicant") have filed applications for approval of a Plan Unit Development (PUD) and Special Use Permits for specific uses for the proposed redevelopment of Sawmill Station (former Prairie View Plaza Shopping Center) located at the southeast corner of Dempster Street and Waukegan Road. The site, with the common property address of 6711-6947 Dempster Street and 8745 Waukegan Road, is located in the C1 General Commercial District.

The Owner and Applicants are proposing to demolish all existing structures, except the Bank of America building (8745 Waukegan), and redevelop the property as a mixed-use PUD, with a commercial zoning lot ("commercial lot") and a residential zoning lot ("residential lot"). The commercial lot will be further subdivided into 12 parcels.

The proposed redevelopment of Lots 1 through 13 is as follows: Lot 1 will contain the existing Bank of America building and its parking facilities; Lot 2 is currently vacant and expected to be developed in the future; Lot 3 will be improved with a small strip center with 4 proposed tenant spaces, 2 of which will include drive-throughs; Lot 4 will be improved with a restaurant; Lot 5, the residential lot, will be developed with a multi-family residential building, up to 75 feet in height, with up to 250 dwelling units and a parking garage to the rear; Lot 6 will be a proposed grocery; Lots 7, 8, and 9 will be improved with retail stores; Lot 10 will be improved with a fitness center; Lot 11 will include all shared parking areas; Lot 12 will be improved with a cinema; and Lot 13 will feature a small retail building, parking lot, and an open green space, which will serve as part of the stormwater management system.

On March 29 of 2019, the Appearance Commission reviewed Case AC 19-02, a request for an Appearance Certificate for Proposed Redevelopment of Sawmill Station and a Request for Waivers to Select Landscaping Requirements. The Commission voted to approve the requested Appearance Certificate for building elevations and site/landscaping plans for Lots 3-12, with the condition that the Owner/Applicants be required to file separate Appearance Commission applications for Lots 2 and 13, and for all proposed signage. In the case of AC 19-02, elevations for Lots 8 and 9 had not yet been submitted by the Applicants and were not presented to the Appearance Commission for their review and approval. Lot 8 will be occupied by Dollar Tree, a discount variety store, and Lot 9 will be occupied by Ross Dress for Less, a clothing and housewares retailer. Lots 8 and 9 are identified in Figure 1 on the following page.

Case AC 19-03 is a request for an Appearance Certificate for the facade elevations of Lots 8 and 9 and a request for waivers for proposed signage on the development site. Should any proposed signage not included in Case AC 19-03 require a waiver to Code requirements, it will be presented to the Appearance Commission for their review and approval under a separate application.

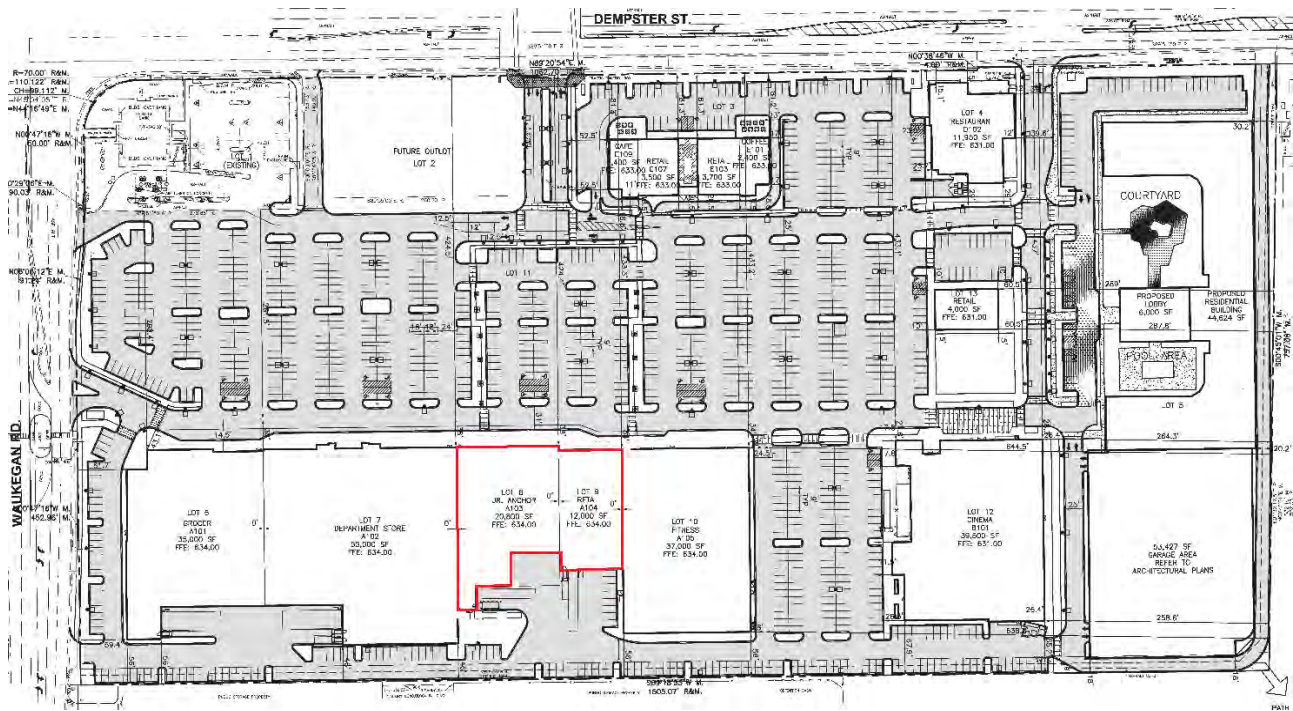


Figure 1: Lots 8 and 9 within the Overall Development Site

Appearance Commission Responsibility

Per Section 12-16-2:C. of the Unified Development Code, an Appearance Certificate is required for building design (Sec. 12-12) for all new commercial construction. The Unified Development Code also requires all Planned Unit Development (PUD) and Special Use applications to be distributed to the Appearance Commission for review (Sec. 12-16-4:A.2). Finally, the Appearance Commission may approve waivers to the technical requirements of Title 10, Chapter 10. For proposed signage, review shall be based on the standards established in Section 10-10-3:E.

Overview of the Appearance Certificate and Sign Application

In accordance with the above requirements, the Owner and Applicants have filed an application for an Appearance Certificate for façade elevations of commercial Lots 8 and 9 and a request for waivers to the technical requirements of Title 10, Chapter 10, for proposed signage on the commercial and residential lots.

Review of the Appearance Commission Application

Facade Elevation Design Review – Commercial Lots 8 and 9

The development site's main retail structure, "Building A," will be located on Lots 6-10. The sections of Building A located on Lots 6, 7, and 10 were previously reviewed by the Appearance Commission in the Case of AC 19-02. Case AC 19-03 focuses only on the facade elevations of Lots 8 and 9. The Owner's architect, Torti Gallas, is designing the retail units on Lots 7-9 and is acting as the lead architectural liaison for the overall commercial development.

The Owner's architecture and design team is proposing the following materials for the building facades located on Lots 8 and 9, to be occupied by Ross Dress for Less and Dollar Tree, respectively:

- Tilt-Up Concrete Panels (concrete textured as masonry, etc. and painted)
- Architectural Panels (either metal or fiber cement)
- Panelized Textured Finish (textured as wood or masonry)

The proposed facades for Lots 8 and 9 are articulated through a variation of material finishes, prominent building entries, modulation, and transparency. The color palette shown on the proposed elevation generally consists of neutral tones. Subtle color accents have been applied to each facade to reflect the retailer's

brand: a forest green for Dollar Tree and a sapphire blue for Ross Dress for Less. Finishes used in the facade design for Lots 8 and 9 can be found throughout the development, lending to a cohesive site aesthetic.

The materials proposed for Lots 8 and 9 are generally of the same palette of materials to be used for the overall site. At the hearing of Case AC 19-02, the Appearance Commission requested additional information relating to the performance and durability of the proposed concrete textured panels by comparison with traditional materials, such as brick. According to draft minutes of the March 29th meeting, the Applicant responded that concrete textured panels are easier to patch and paint than traditional masonry. As bricks are permeable to water infiltration, they are more susceptible to damage caused by freeze-thaw cycles.

Sign Review

The Applicant has submitted a comprehensive sign package with a request for waivers to select sign requirements (Section 10-10) for review and approval by the Appearance Commission.

MONUMENT SIGNAGE

The Applicant is proposing seven (7) additional monument signs along the perimeter of the property, as follows:

- Two (2) large multi-tenant signs with an overall height of 18 feet and a sign face area of 504 square feet (252 square feet on each side);
- Four (4) small monument signs measuring 7 feet in height and having a sign face area of 98 square feet (49 square feet on each side); and
- One (1) additional retail monument sign for Flix Brewhouse with an overall height of 15 feet and a sign face area of 45 square feet.

The two large multi-tenant signs will be centered along both Waukegan Road and Dempster Street frontages. The four small monument signs and Flix Brewhouse monument sign will be located along Dempster Street. One of the small monument signs will serve the residential lot, while all others will be dedicated to commercial tenants.

Two existing monument signs for Bank of America will also remain on the development site. These signs each measure 5.8 feet in height and have a sign face area of 90 square feet (45 square feet on each side). In total, the Applicant is requesting approval of nine (9) monument signs on the site.

The following table compares the proposed monument signage with the Village's monument sign requirements for the C-1 General Commercial District per Section 10-10 of the Unified Development Code:

Proposed Monument Signage

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER REQUESTED
Number of Monument/ Pylon Signs per Street Frontage	1 sign per 150 ft. of street frontage with a maximum of 3 signs (Sec. 10-10-7.G.2)	7 new monument signs: <ul style="list-style-type: none"> • 1 new Waukegan Rd. sign; • 6 new Dempster St. signs + 2 existing Bank of America (BOA) signs = 9 total monument signs	<i>Waiver of 6 signs</i>

Max. Permitted Height	10 ft. average per sign, overall maximum of 25 ft. (Sec. 10-10-7.G.2)	Height for 9 proposed monument signs: <ul style="list-style-type: none"> • 2 large signs at 18 ft. each; • 4 small signs at 7 ft. each; • 1 additional retail sign at 15 ft; • 2 Bank of America signs at 5.8 ft each. <i>Average sign height = 9.4 ft.</i>	<i>Compliant</i>
Max. Permitted Combined Monument Sign Face Area	150 sq. ft. of combined sign face, for sites > 5 acres (Sec. 10-10-7.G.2)	Sign face area for 9 proposed monument signs: <ul style="list-style-type: none"> • 2 large signs at 504 sq. ft. each; • 4 small signs at 98 sq. ft. each; • 1 additional retail sign at 45 sq. ft; • 2 Bank of America signs at 90 sq. ft each. <i>Combined monument sign face area = 1625 sq. ft.</i>	<i><u>Waiver of 1475 sq. ft.</u></i>
Max. Permitted Combined Monument Sign Face Area per Sign	50 sq. ft. of combined sign face are per sign (Sec. 10-10-7.G.2)	Sign face area for 7 proposed new monument signs: <ul style="list-style-type: none"> • 2 large signs at 504 sq. ft. each; • 4 small signs at 98 sq. ft. each; • 1 additional retail sign at 45 sq. ft; 	<i><u>Waiver of 454 sq. ft. for each large sign</u></i> <i><u>Waiver of 48 sq. ft. for each small sign</u></i> <i>Additional retail sign compliant</i>
Min. Required Setback from public right of way	Distance less than one-half (1/2) its height or four feet (4') from the public right of way whichever is greater. Large Signs @ 18 ft. must be set back a minimum of 9 ft. Small signs @ 7 ft. must be set back a making of 4 ft. (Sec. 10-10-7:G.6)	Calculated based on dimensioned site plans	<i>Various Waivers to the minimum setback (see below)</i>

As outlined in the table above, the proposed monument signage requires waivers to the following Sections of the Unified Development Code:

- **Section 10-10-7.G.2:** A 6 sign waiver to the maximum 3 monument sign limit.
- **Section 10-10-7.G.2:** A 454 sq. ft. waiver to the 50 sq. ft. maximum sign face area requirement for each large monument sign, and a 48 sq. ft. waiver for each small monument sign.
- **Section 10-10-7.G.6.:** A 0.7 ft. waiver for the small monument sign farthest west along the Dempster Street frontage, a 0.9 ft. waiver for the small monument sign second farthest west along the Dempster Street frontage, 0.3 ft. waiver for the small monument sign third farthest west along the Dempster Street frontage; a 1.2 ft. waiver for the small monument sign fourth farthest west along the Dempster Street frontage, a 1.2 waiver for the large monument sign along Waukegan Road; a 11.2 ft. waiver for the large monument sign at the proposed west entrance along Dempster Street, and a 7.8 ft. waiver for the large monument sign at the proposed east entrance along Dempster Street Waukegan Road to the required setback distance from the public right of way.

WALL SIGNAGE

The Applicant is proposing various wall signs for each of the proposed structures on the site. To simplify review, the tables below provide the dimensional control, code requirement, proposed sign, and waiver requested by building. These tables help provide comparison between the proposed signage and the Village's wall sign requirements for the C-1 General Commercial District. Figure 2 provides the location of each building referenced in the proposed wall signage plan.

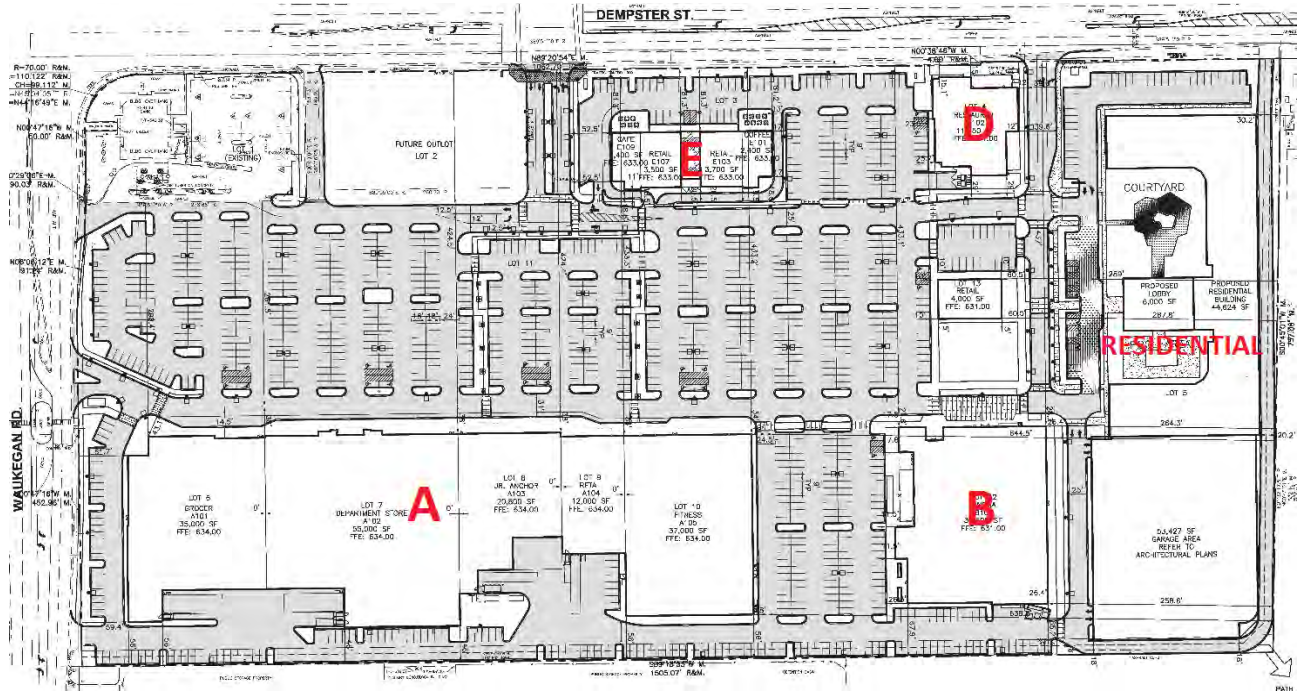


Figure 2: Buildings included in Proposed Wall Signage Plan

Proposed Wall Signage - Retail Building A, Units A101, A102, A103, A104, and A105

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER REQUESTED
Maximum Permitted Primary Sign Face Area	1.5x per each linear foot of frontage or one hundred twenty (120) square feet of signage (whichever is less), maximum area of wall signage on a primary frontage may be increased by twenty five percent (25%) if the building is set back by more than two hundred feet (200') from the public right of way (Sec. 10-10-7.F.3)	300 sq. ft. for each commercial unit (commercial units A101, A102, A103, A104, and A105), set back more than 200' from the public right of way	A Walver of 150 sq. ft. per sign
Maximum Permitted Secondary Sign Face Area	32 sq. ft. (Section 10-10-7:F.3)	A101: 450 sq. ft. A102: 150 sq. ft. A103: 150 sq. ft. A104: 150 sq. ft. A105: 450 sq. ft.	A Walver of 418 sq. ft. for Units A101 and A105 A Walver of 118 sq. ft. for Units A102, A103, and A104

As outlined in the table above, the proposed signage for Retail Building A, Units A101, A102, A103, A104, and A105, requires the following waivers:

- Section 10-10-7:F.3: A waiver of 150 sq. ft. to the maximum primary sign face area per sign.
- Section 10-10-7:F.3: A waiver of 418 sq. ft. to the maximum secondary sign face area for Units A101 and A105.
- Section 10-10-7:F.3: A waiver of 118 sq. ft. to the maximum secondary sign face area for Units A102, A103, and A104.

Proposed Wall Signage - Retail Building B

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER REQUESTED
Maximum Permitted Primary Sign Face Area	1.5x per each linear foot of frontage or one hundred twenty (120) square feet of signage (whichever is less), maximum area of wall signage on a primary frontage may be increased by twenty five percent (25%) if the building is set back by more than two hundred feet (200') from the public right of way (Sec. 10-10-7.F.3)	450 sq. ft. (3 signs at 150 sq. ft. per sign)	<i>A Waiver of 100 sq. ft. per sign</i>
Maximum Permitted Secondary Sign Face Area	32 sq. ft. (Section 10-10-7:F.3)	450 sq. ft. (3 signs at 150 sq. ft. per sign)	<i>A Waiver of 118 sq. ft. per sign</i>

As outlined in the table above, the proposed signage for Retail Building B requires the following waivers:

- Section 10-10-7:F.3: A waiver of 100 sq. ft. to the maximum primary sign face area per sign.
- Section 10-10-7:F.3: A waiver of 118 sq. ft. to the maximum secondary sign face area per sign.

Proposed Wall Signage - Retail Building D

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER REQUESTED
Maximum Permitted Primary Sign Face Area	1.5x per each linear foot of frontage or one hundred twenty (120) square feet of signage (whichever is less) (Sec. 10-10-7.F.3)	200 sq. ft.	<i>A Waiver of 80 sq. ft.</i>
Maximum Permitted Secondary Sign Face Area	32 sq. ft. (Section 10-10-7:F.3)	650 sq. ft.	<i>A Waiver of 618 sq. ft.</i>

As outlined in the table above, the proposed signage for Retail Building D requires the following waivers:

- Section 10-10-7:F.3: A waiver of 80 sq. ft. to maximum primary sign face area.
- Section 10-10-7:F.3: A waiver of 618 sq. ft. to maximum secondary sign face area.

Proposed Wall Signage - Retail Building E, Units E101, E102, E103, and E104

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER REQUESTED
Maximum Permitted Primary Sign Face Area	1.5x per each linear foot of frontage or one hundred twenty (120) square feet of signage (whichever is less) (Sec. 10-10-7.F.3)	E101: 200 sq. ft. E102: 200 sq. ft. E103: 200 sq. ft. E104: 250 sq. ft.	<i>A Waiver of 80 sq. ft. per unit for Units E101, E102, and E103</i> <i>A Waiver of 130 sq. ft. for Unit E104</i>
Maximum Permitted Secondary Sign Face Area	32 sq. ft. (Section 10-10-7:F.3)	E101: 350 sq. ft. E102: 300 sq. ft. E103: 300 sq. ft. E104: 300 sq. ft.	<i>A Waiver of 318 sq. ft. for Unit E101</i> <i>A Waiver of 268 sq. ft. per unit for Units E102, E103, and E104</i>

As outlined in the table above, the proposed signage for Retail Building E requires the following waivers:

- Section 10-10-7:F.3: A waiver of 80 sq. ft. to maximum primary sign face area for Units E101, E102, and E103.
- Section 10-10-7:F.3: A waiver of 130 sq. ft. to maximum primary sign face area for Unit E104.
- Section 10-10-7:F.3: A waiver of 318 sq. ft. to maximum secondary sign face area for Unit E101.
- Section 10-10-7:F.3: A waiver of 268 sq. ft. to maximum secondary sign face area for Units E102, E103, and E104.

Proposed Wall Signage – Residential Building

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER REQUESTED
Maximum Permitted Primary Sign Face Area	1.5x per each linear foot of frontage or one hundred twenty (120) square feet of signage (whichever is less) (Sec. 10-10-7.F.3)	120 sq. ft.	<i>Compliant</i>
Maximum Permitted Secondary Sign Face Area	32 sq. ft. (Section 10-10-7:F.3)	120 sq. ft.	<i>A Waiver of 88 sq. ft.</i>

As outlined in the table above, the proposed signage for Retail Building E requires the following waivers:

- Section 10-10-7:F.3: A waiver of 88 sq. ft. to maximum secondary sign face area.

Discussion

Building Design

The Applicant is proposing a unified facade treatment scheme for commercial buildings on the site. The Applicant advised the Village that their design team has been working closely with tenants to ensure that the design of each unit lends to a level of consistency in color and design elements.

Signage

The Applicant is requesting waivers from sign requirements for both proposed wall and monument signage. The Prairie View Plaza Shopping Center redevelopment is occurring on a 25-acre site. This site location and scale of development is not typical in Morton Grove and to application of the Unified Development Code. The Village's sign regulations are geared towards smaller commercial sites and do not allow for an administrative review process that takes into account the unique aspects of the site, such as its overall size, which may impact the effectiveness of signs permitted through the standard review process. As such, the Unified Development Code authorizes the Appearance Commission to grant variances to the standard requirements on a case-by-case basis for sites and projects that are not typical.

Since Morton Grove's sign code only includes one provision for larger sites, which is to allow a 25% increase in sign face area for buildings setback 200 ft. from the road, staff has examined the sign regulations of seven neighboring jurisdictions: Des Plaines, Evanston, Niles, Park Ridge, Skokie, Wilmette, and Winnetka. Staff noted different provisions within each code that take into account the site's context with respect to size of permitted signage. Staff provides the following summary as a means to help the Appearance Commission in their review of the variances requested by the Applicant for this project:

- ❖ The City of Evanston regulates allowed wall signage by a percentage of the building's entire facade or by a percentage of the lot area, with a maximum sign face area of 500 sq. ft.
- ❖ The Village of Niles allows for increases above the maximum overall allowed wall sign area by the number of building frontages – 500 sq. ft. for one frontage, 800 sq. ft. for two frontages, and 1000 sq. ft. for three or more frontages, with the initial baseline allowed square footage calculated using three (3) times the amount of linear building footage.
- ❖ Of the examined municipalities, only one other jurisdiction differentiates allowed wall signage by primary and secondary frontage, Park Ridge. In comparison to Morton Grove that limits secondary frontage to 20% of allowed maximum primary frontage (32 sq. ft. to 120 sq. ft.) Park Ridge allows secondary frontage to be 50% of primary footage. Other examined jurisdictions do not make such a distinction between primary and secondary frontage with total square footage allowed to be distributed on any facade.

Staff also notes that in the Unified Development Code, the height of a monument sign dictates how far away a monument must be set back from the public right of way. Section 10-10-7-G-6 states that monument signs must be set back from the public-right of way either 4 ft. or ½ of a proposed sign's height. The Applicant proposes a reduced setback for its large monument signs along Dempster to gain the attraction of approaching vehicles.

As for the size of the monument face area, again, other communities' regulations include provisions for monument signs for larger sites. Naperville allows for an increase in the size of a monument sign based on posted speed limit: 40 mph or less allows 45 square feet, 45 to 50 mph allows 90 square feet; and 55 mph or greater allows 120 square feet. Des Plaines allows commercial corner lots with 300 feet of frontage to install monument signs of 35 feet. For a site of over 200,000 sq. ft., such as this one, Niles allows monument signs at a height of 35 ft. The Applicant proposes the monument sizes in their present configuration based on the location of the lot and the need to successfully attract customers.

Appearance Commission Review

In accordance with Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, materials, and exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 12 "Design Standards" of the Unified Development Code. The Appearance Commission is also responsible for the review of requests for sign variation. The standards for sign variation are established in Section 10-10-3:E.

The Design Standards (Sec. 12-12-1:D.) established in the Code are as follows:

- D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
 - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
 - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
 - e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
 - f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
 - g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
 - h. Landscaping: All requirements set forth in chapter 11, "Landscaping And Trees", of this title. (Ord. 07-07, 3-26-2007)

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

1. In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or
2. There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,
3. Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)
4. The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:
 - 2. The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and
 - 3. The sign will not:
 - a. Cause substantial injury to the value of other properties in the vicinity, or
 - b. Be detrimental to the public safety or welfare in the neighborhood where it is located, or
 - c. Unreasonably impair the visibility to adjacent property or public right of way, or
 - d. Be inconsistent with any approved plan for the building or the district or area where it is located, or
 - e. Be inconsistent with other signs on the property, or with the architectural character of the building, or
 - f. Alter the essential character of the neighborhood, or
 - g. Violate the purpose, spirit, or intent of this code.

Recommendation

If the Appearance Commission recommends approval of an Appearance Certificate for building elevations of Lots 8 and 9, as presented and/or modified as a result of the Appearance Commission's review, Staff recommends the following conditions to that approval:

- 1. Prior to filing building permit applications, the Owner/Applicants shall provide the Village with any updated elevations for review and approval. Such updated elevations, must be deemed to be consistent with the approval elevations, as determined by the Community and Economic Development Director and Chairperson of the Appearance Commission. If such designs are deemed to be inconsistent with the approved plans, then the Owner/Applicants will be required to file an application for an amendment to their appearance certificate and/or PUD application.
- 2. Prior to filing building permit applications, the Owner/Applicants shall provide the Village with any and all final material specifications and samples, for review and approval by the Director of Community and Economic Development and Chairperson of the Appearance Commission. If such materials are deemed to be inconsistent and/or of a lower quality than the approved materials, the Owner/Applicants will be required to file an application for an amendment to their appearance certificate and/or PUD application.

APPEARANCE COMMISSION APPLICATION



Village of Morton Grove
Department of Community Development
6101 Capulina Avenue Morton Grove, Illinois 60053
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: AC 19-03 DATE APPLICATION FILED: April 15, 2019

APPLICANT INFORMATION

Applicant Name: IM Kensington MG LLC (through WIK Consulting) and UrbanStreet Group LLC-ACQ

Applicant Address: 350 W. Hubbard Street, Suite 620; 401 W. Superior, Suite 200

Applicant City / State / Zip Code: Chicago, IL

Applicant Phone: (312) 445-9015

Mobil / Other: (312) 726-9966

Applicant Email: bernard@wikconsulting.com; rburk@urbanstreetgroup.com

Applicant Legal Interest in Property (Owner, Tenant, Etc.): Property Owner; Contract Purchaser

Applicant Signature: _____

PROPERTY INFORMATION

Common Address of Property: 6711-6947 Dempster & 8745 Waukegan Road, Morton Grove, IL

Property Identification Number (PIN): 10-19-103-001; 10-19-200-007; 10-19-200-009; 10-19-200-010

Zoning District: C-1

Property's Current Use: Commercial Strip Center

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

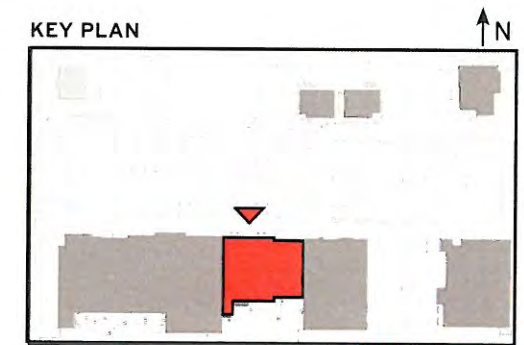
1. Applicant is requesting Appearance Commission approval for the following:
Request for an Appearance Certificate for Proposed Redevelopment of Sawmill Station and a Request for Waivers to Select Sign Requirements (Section 10-10)

2. Please provide detailed information to explain the reason(s) for the request (attach additional sheets as necessary):

In accordance with the Unified Development Code and conditions of Appearance Commission Case

AC 19-02, a Request for an Appearance Certificate for facade elevations of Lots 8 and 9, and for

proposed signage for commercial and residential lots.





SAWMILL STATION



08 April 2019



SAWMILL STATION SHOPPING CENTER
MORTON GROVE, IL

SUPPLEMENTAL SIGNAGE SUBMITTAL

Signage Types and Sizes Requested									
			ALLOWED			PROPOSED			
Tenant Frontage (Elevation Type)		Elevation Location	# of Signs	Linear Feet of Sign Face (sf) Frontage Allowed		# Signs ³	Sign Face (sf) Requested EACH ³ TOTAL ³		
Site Signage									
1	Large Monument(s)		3	~ 2000'	3 @ 50sf ea. ⁴	2	252 sf	504 sf	
2	Small Monument(s)					4	49 sf	98 sf	
3	Additional Retail Sign (Flix)					1	45 sf	45 sf	
4	Existing to Remain Bank of America Sign					2	45 sf	90 sf	
Building A									
A101	Grocer	Primary	1	174 ft	120 sf ¹	1	300 sf	300 sf	
		Secondary (Sign A)	West	1	236 ft	32 sf ²	1	150 sf	450 sf
		Secondary (Sign B)					1	150 sf	
		Secondary (Sign C)					1	150 sf	
A102	Kohl's	Primary	1	244 ft	120 sf ¹	1	300 sf	300 sf	
		Secondary	1	244 ft	32 sf ²	1	150 sf	150 sf	
A103	Ross	Primary	1	130 ft	120 sf ¹	1	300 sf	300 sf	
		Secondary	1	130 ft	32 sf ²	1	150 sf	150 sf	
A104	Dollar Tree	Primary	1	80 ft	120 sf ¹	1	300 sf	300 sf	
		Secondary	1	80 ft	32 sf ²	1	150 sf	150 sf	
A105	LA Fitness	Primary	1	161 ft	120 sf ¹	1	300 sf	300 sf	
		Secondary (Sign A)	East	1	230 ft	32 sf ²	1	150 sf	450 sf
		Secondary (Sign B)					1	150 sf	
		Secondary (Sign C)					1	150 sf	
Building B									
B101	Flix Brewhouse	Primary (Sign A)	North	1	192 ft	120 sf ¹	1	150 sf	450 sf
		Primary (Sign B)					1	150 sf	
		Primary (Sign C)					1	150 sf	
		Secondary (Sign A)	West	1	226 ft	32 sf ²	1	150 sf	450 sf
		Secondary (Sign B)					1	150 sf	
		Secondary (Sign C)					1	150 sf	
Building D									
D101	Cooper's Hawk	Primary	1	128 ft	120 sf ¹	1	200 sf	200 sf	
		Secondary (Sign A)	West	1	107 ft	32 sf ²	1	50 sf	650 sf
		Secondary (Sign B)					1	200 sf	
		Secondary (Sign C)					1	200 sf	
		Secondary (Sign D)	1	128 ft	32 sf ²	1	200 sf		
Building E									
E101	Starbucks	Primary (Sign A)	North	1	38 ft	57 sf ¹	1	150 sf	200 sf
		Primary (Sign B)					1	50 sf	
		Secondary (Sign A)	1	70 ft	32 sf ²	1	150 sf	350 sf	
		Secondary (Sign B)	South	1	38 ft	32 sf ²	1		150 sf
		Secondary (Sign C)					1		50 sf
E103	Retail	Primary	1	53 ft	80 sf ¹	1	200 sf	200 sf	
		Secondary (Sign A)	1	72 ft	32 sf ²	1	150 sf	300 sf	
		Secondary (Sign B)	1	53 ft	32 sf ²	1	150 sf		
E107	Retail	Primary	1	51 ft	77 sf ¹	1	200 sf	200 sf	
		Secondary (Sign A)	1	72 ft	32 sf ²	1	150 sf	300 sf	
		Secondary (Sign B)	1	51 ft	32 sf ²	1	150 sf		
E109	Chipotle	Primary (Sign A)	North	1	36 ft	54 sf ¹	1	150 sf	250 sf
		Primary (Sign B)					1	50 sf	
		Primary (Sign C)					1	50 sf	
		Secondary (Sign A)	1	70 ft	32 sf ²	1	150 sf	300 sf	
		Secondary (Sign B)	1	36 ft	32 sf ²	1	150 sf		

¹ Or 120 sf, whichever is less per "Section F. Wall Signs", "3" (Village of Morton Grove Municipal Code)

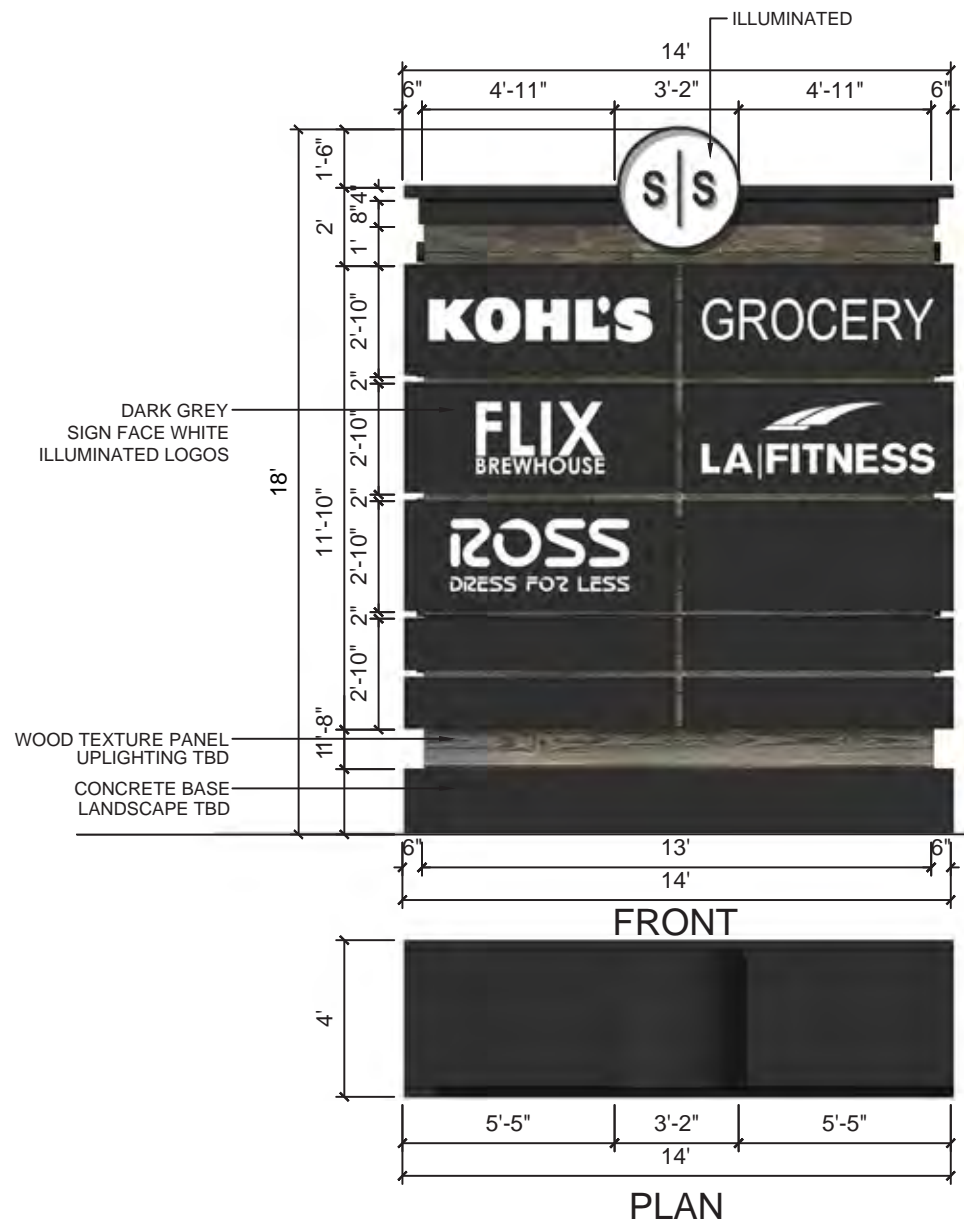
² Or 32 sf, whichever is less per "Section F. Wall Signs", "4" (Village of Morton Grove Municipal Code)

³ When multiple signs are proposed, total sf of *all* signs combined will not exceed the proposed sign face (sf) requested per "Section A. Total Signage" (Village of Morton Grove Municipal Code)

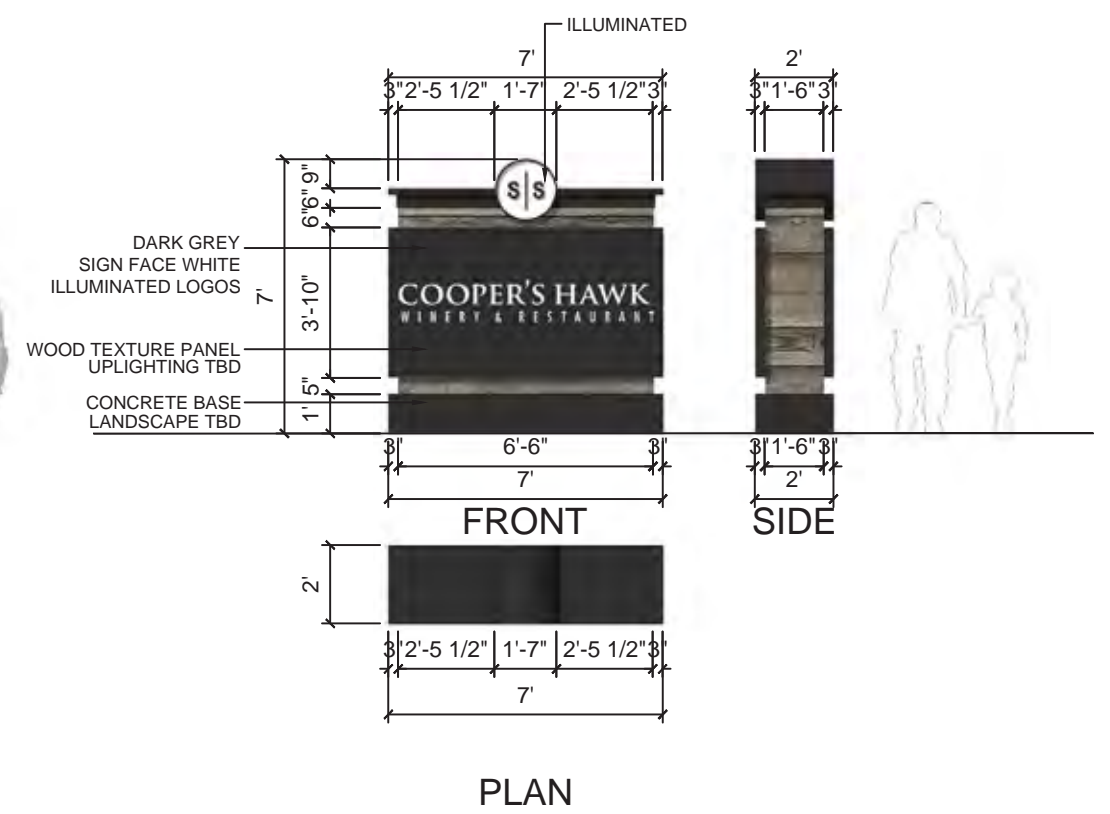
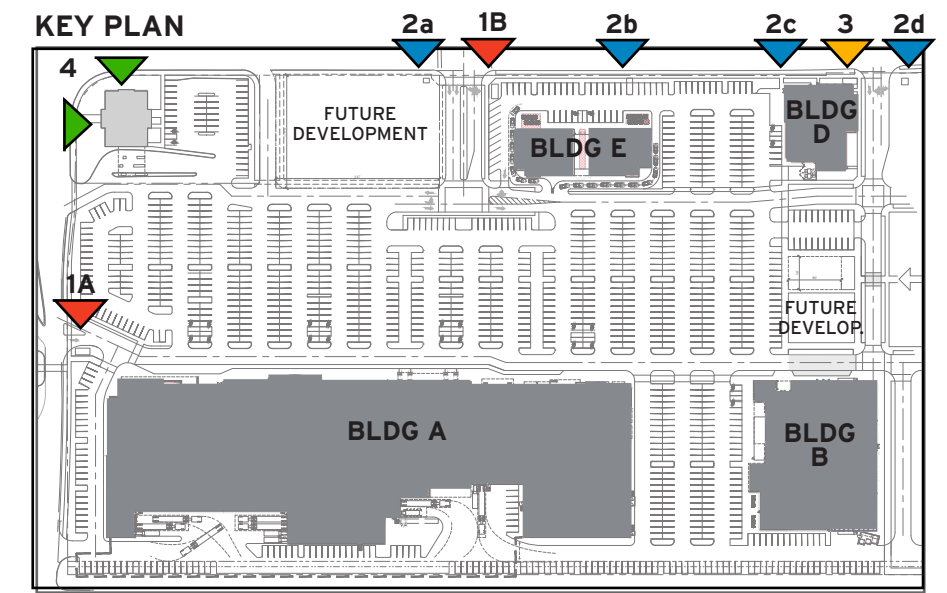
⁴ Up to a total of (3) signs per nonresidential property or a residential propertywith at least (20) or more residential units in the C-1 district the proposed sign face (sf) requested per "Section A. Total Signage" (Village of Morton Grove Municipal Code)

Extracted from The Village of Morton Grove Municipal Code
Last updated by Ordinance 18-05 passed June 11, 2018
Section 10-10-07, Regulations by Type of Sign and Zoning District

- A. Total Signage:** Each tenant space may have multiple types of signs as long as the total sign area does not exceed the allowances established for wall signs. This provision does not apply to ground monument or pylon signs.
- F. Wall Signs:**
1. This subsection F applies to all wall signs including box signs, raceway signs, channel cut signs, interior LED and neon style signs and signs on canopies and awnings over windows. Signage on canopies and awnings shall be limited to that part of the awning or canopy which is parallel to the building.
3. Up to one and one-half (1.5) square feet of wall signage per each linear foot of frontage or one hundred twenty (120) square feet of signage (whichever is less) shall be allowed on the primary frontage of each tenant space of a nonresidential building. The maximum area of wall signage on a primary frontage may be increased by twenty five percent (25%) if the building is set back by more than two hundred feet (200') from the public right of way.
4. Up to one and one-half (1.5) square feet of additional wall signage per each linear foot of frontage or thirty two (32) square feet of signage (whichever is less) shall be allowed on the secondary frontage of each tenant space of a nonresidential building, provided said signage is at least five feet (5') from any sign on an adjacent frontage.
5. Up to fifteen (15) square feet of signage shall be allowed on the frontage facing an alley of each tenant space of a nonresidential building.
- G. Ground Monument Signs And Pylon Signs:**
2. Commercial Districts: One ground monument or pylon sign shall be allowed for each one hundred fifty feet (150') of street frontage up to a total of three (3) signs per nonresidential property or a residential property with at least twenty (20) or more residential units in the C-1 or C-2 districts. The combined height of all signs shall not exceed ten feet (10') for each sign allowed with a maximum height of twenty five feet (25') for any one sign. The combined sign face area shall not exceed fifty (50) square feet per each sign allowed, except the maximum combined sign face area for properties in excess of five (5) acres shall be one hundred fifty (150) square feet.
4. Structural Base: The structural base of a ground monument sign shall be constructed and finished with materials that are compatible with the appearance of the building, and shall be at least seventy five percent (75%) of the width of the sign's face.
5. Landscaped Beds: All ground monument and pylon signs shall be located in a landscaped bed that extends at least two feet (2') from the base on all sides. The landscape bed of a pylon sign shall be planted with shrubs at least three feet (3') in height at planting and may also include perennials, turf or other live ground cover.
6. Sign Location: No ground monument or pylon sign may be located closer than eight feet (8') from any side or rear lot line or within seventy five feet (75') of any other ground monument or pylon sign, or a distance less than one-half (1/2) its height or four feet (4') from the public right of way whichever is greater. (Ord. 10-14, 8-9-2010)



1A **LARGE MONUMENT SIGN**



2c **SMALL MONUMENT SIGN**

NOTE: All small monument signs will be consistent with the same dimension but varying panel sizes and tenants.

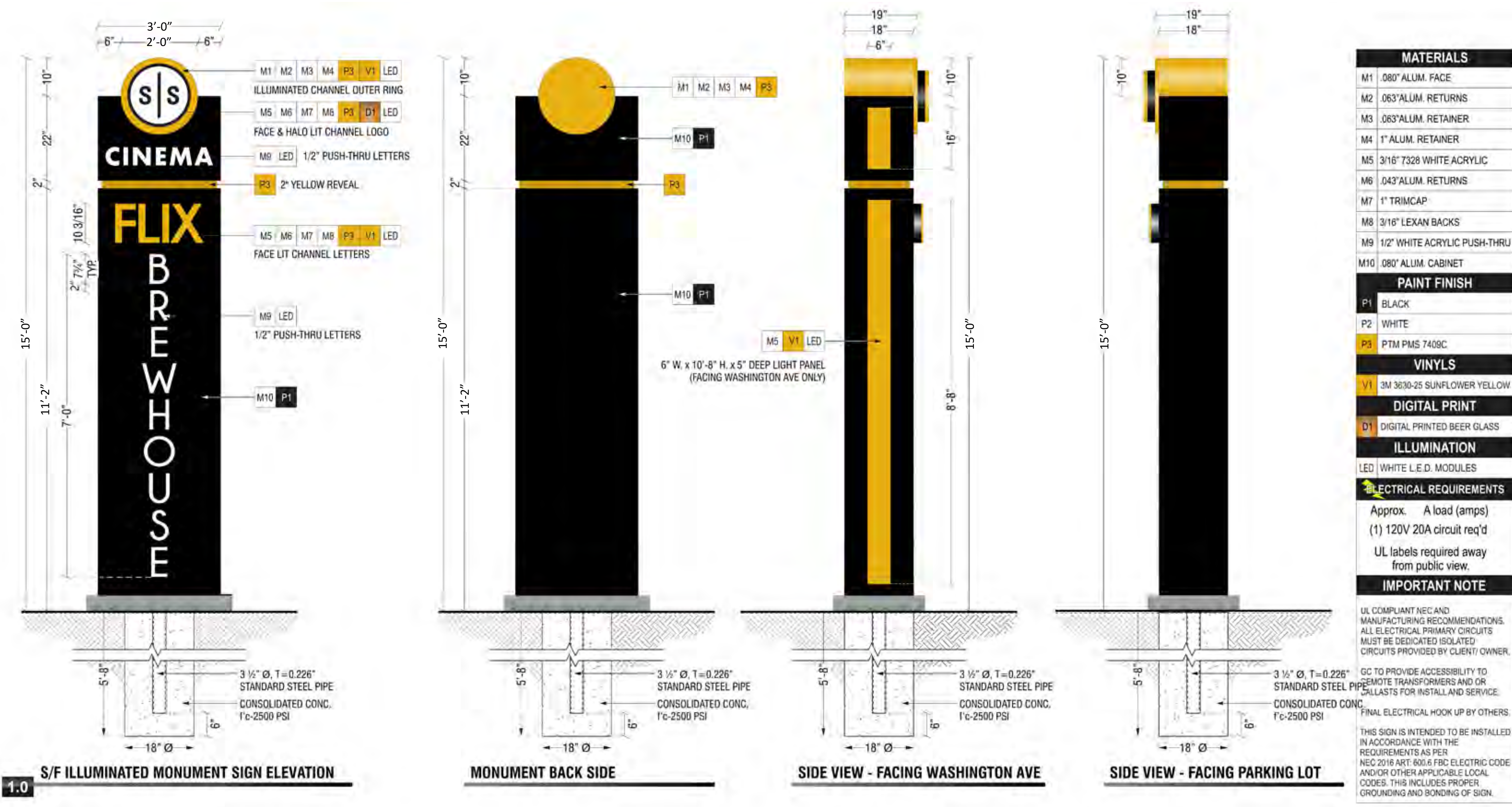


1A  **LARGE MONUMENT SIGN**

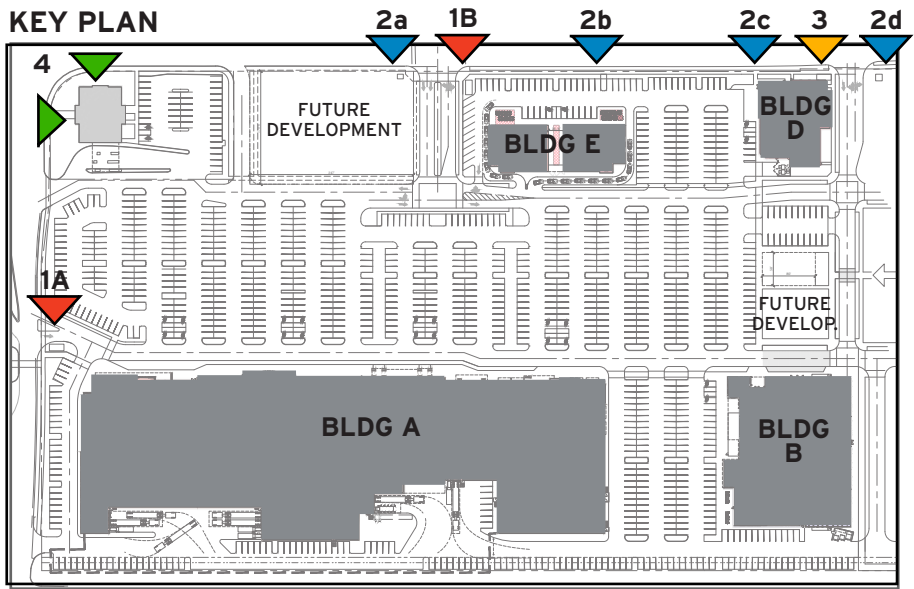


2c  **SMALL MONUMENT SIGN**

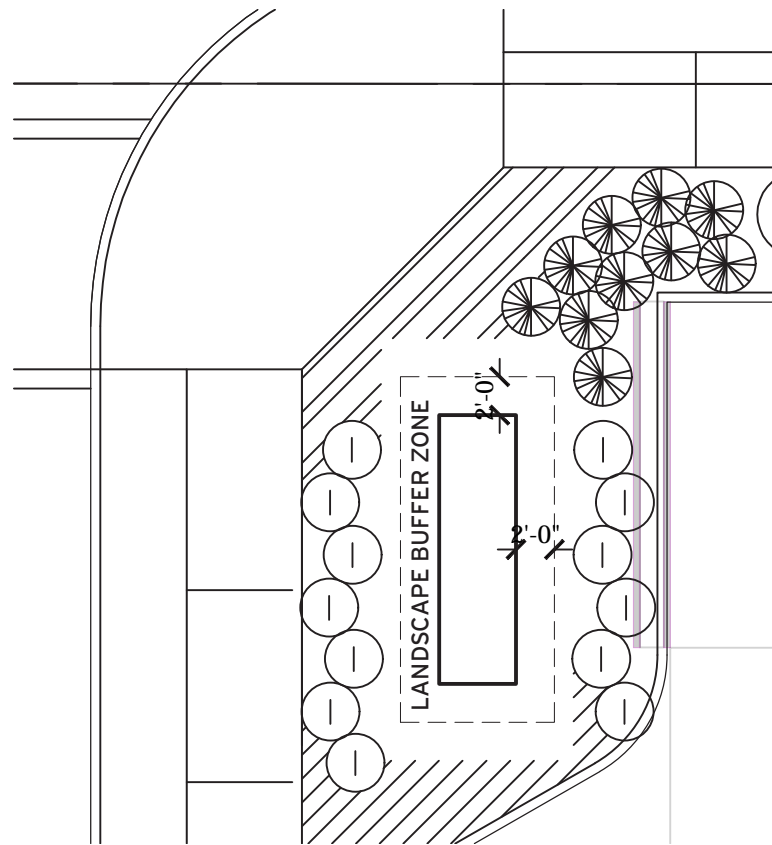
NOTE: TENANTS AND PANEL
ARRANGEMENT MAY VARY



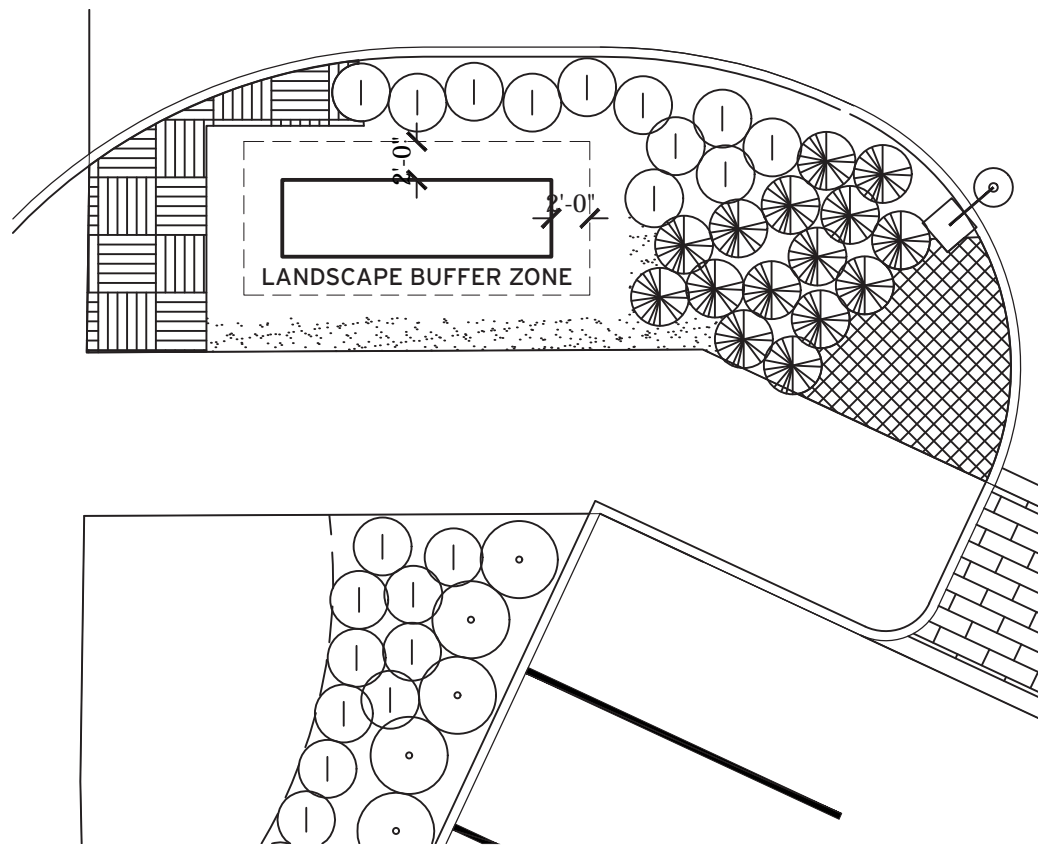
3 ADDITIONAL RETAIL SIGN (FLIX)



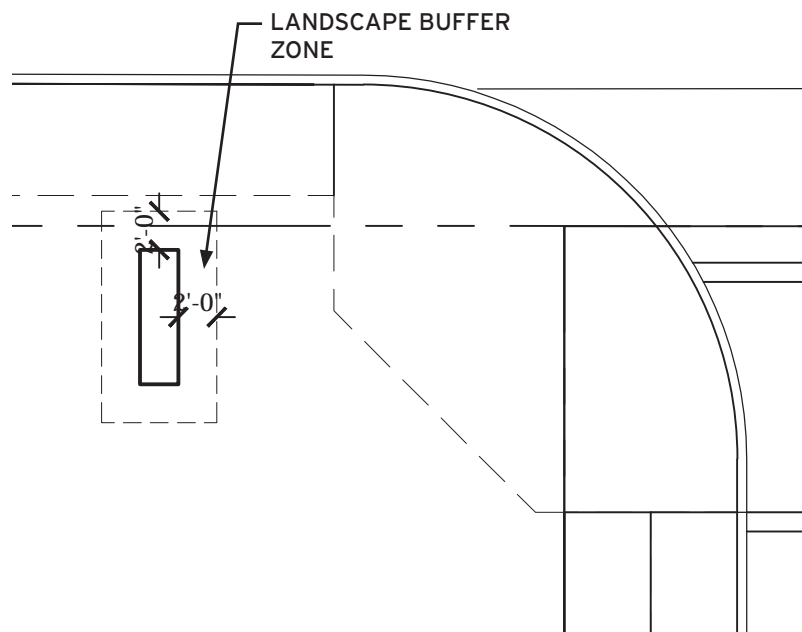
4  **EXISTING (TO REMAIN) BANK OF AMERICA SIGN**



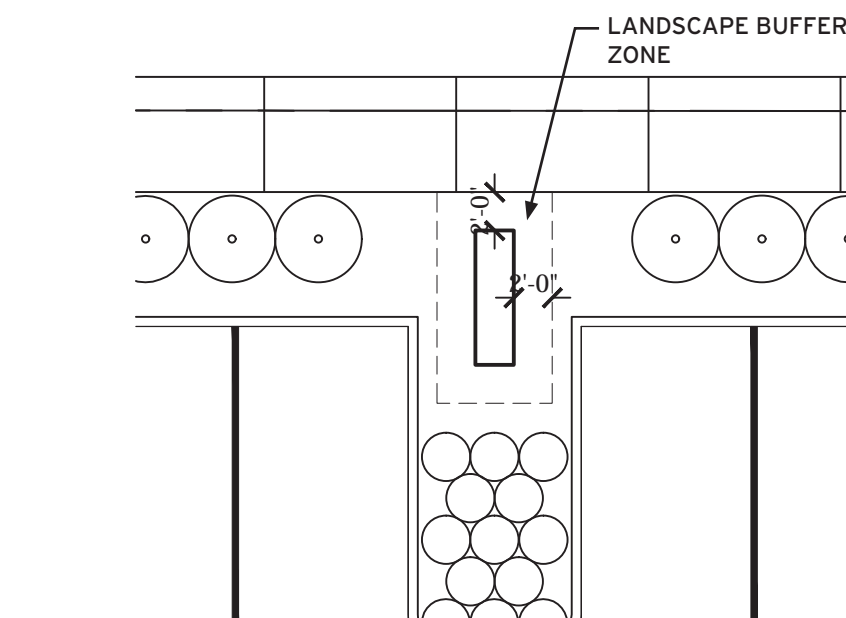
1A **LARGE MONUMENT SIGN**



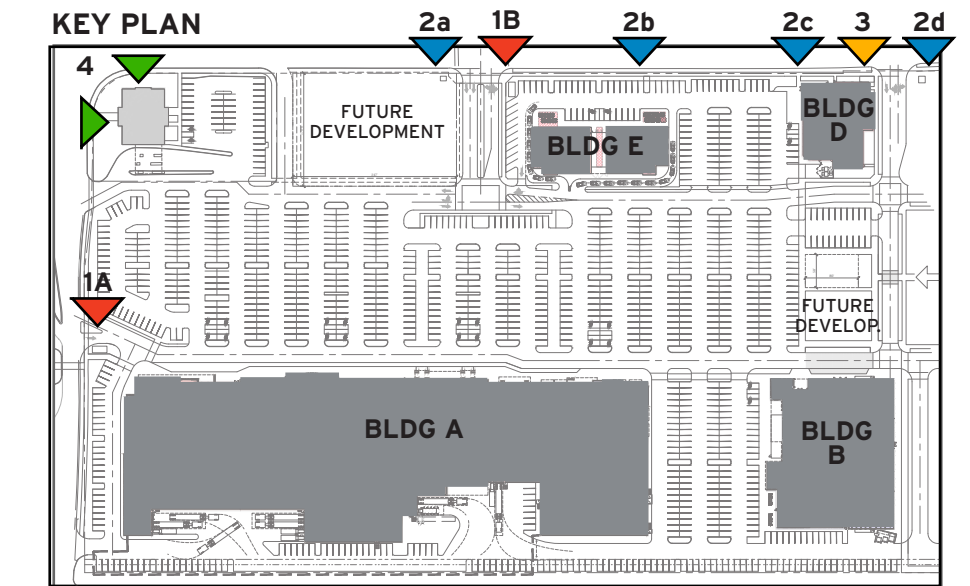
1B **LARGE MONUMENT SIGN**



2a **SMALL MONUMENT SIGN**

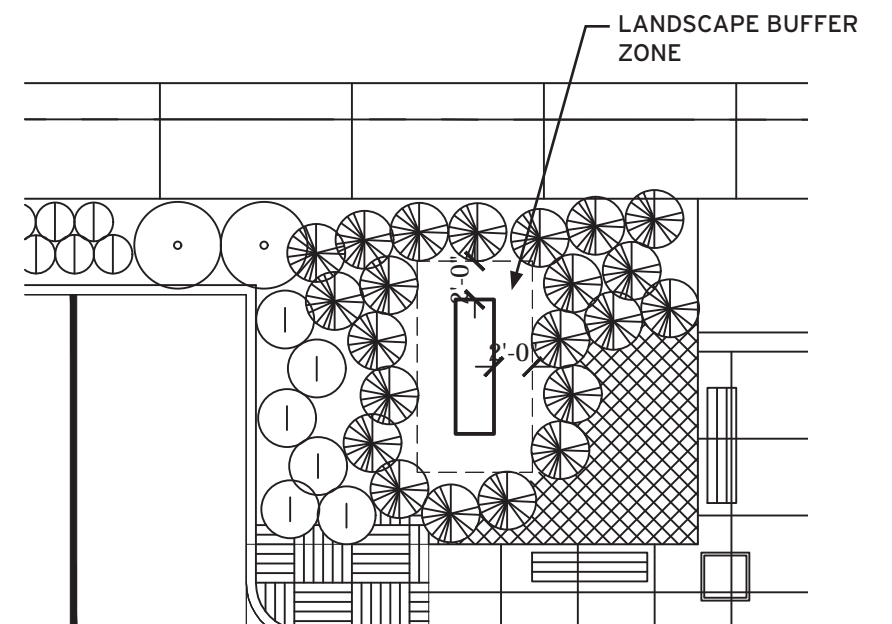


2b **SMALL MONUMENT SIGN**



NOTES:

1. ALL SIGNAGE PANELS INCLUDE A 2'-0" WIDE "LANDSCAPE BUFFER ZONE" (SHOWN AS DASHED LINE)
2. ADDITIONAL RETAIL SIGN **3** AND RESIDENTIAL SIGN **4** ARE TO BE DESIGNED



2c **SMALL MONUMENT SIGN**

MATERIAL KEY:

- 1A Painted Concrete Panel with 4x12 Brick Formliner Finish, TexCote Fine Texture Color to Match PPG Paints 'Focus' #1008-1
- 1B Painted Concrete Panel Color to Match PPG Paints 'Focus' #1008-1
- 2 Painted Concrete Panel Color to Match PPG Paints 'Gray By Me' #1008-4
- 3 Prefinished Metal Siding Longboard 'Light National Walnut'
- 4 EIFS Cornice Top Band: Color to Match PPG Paints 'Metropolis' #1006-7 Bottom Band: Color to Match PPG Paints 'Gray By Me' #1008-4
- 5 Painted Metal Canopy Color to Match PPG Paints 'Cinnamon Crunch' #1080-6
- 6 Curtainwall and Entry Doors - Clear Anodized Finish w/ Dual Glazed Green Tint Glass
- 7 Prefinished Aluminum Accent Color to Match LAF Logo Color Yellow PMS #129U
- 8 Painted EIFS Canopy Color to Match PPG Paints 'Focus' #1008-1
- 9 Firestone Una-Clad Aluminum Panel Color: Dark Bronze

LA FITNESS
SIGNATURE CLUB

T/ PARAPET @ BOX
EL: 37'-5"

T/ PARAPET
EL: 26'-0"

T/ FINISH FLOOR
EL: 0'-0"

T/ PARAPET
EL: 24'-0"

T/ FINISH FLOOR
EL: 0'-0"

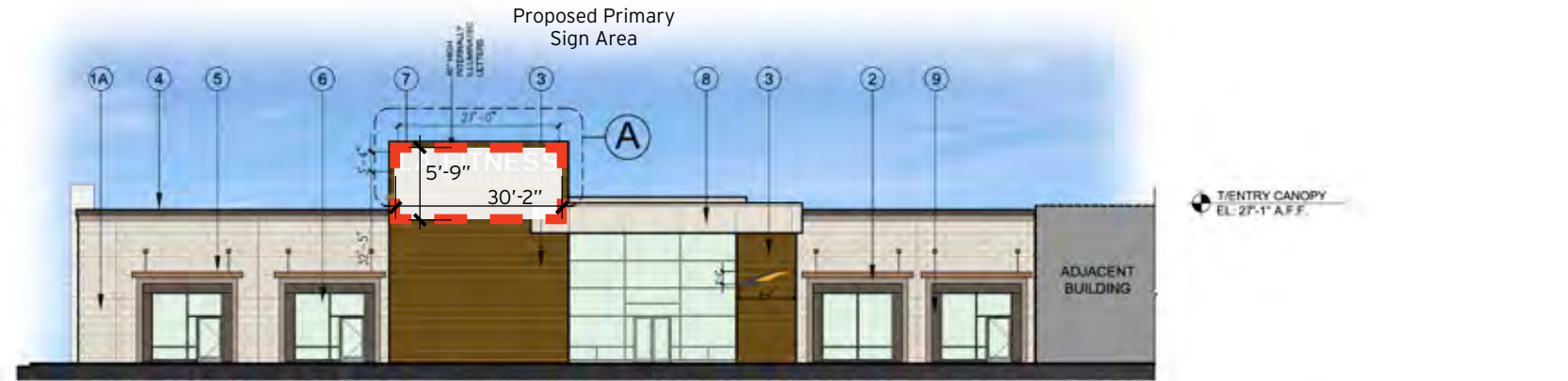
T/ PARAPET
EL: 24'-0"

T/ FINISH FLOOR
EL: 0'-0"

T/ PARAPET @ BOX
EL: 37'-5"

T/ PARAPET
EL: 26'-0"

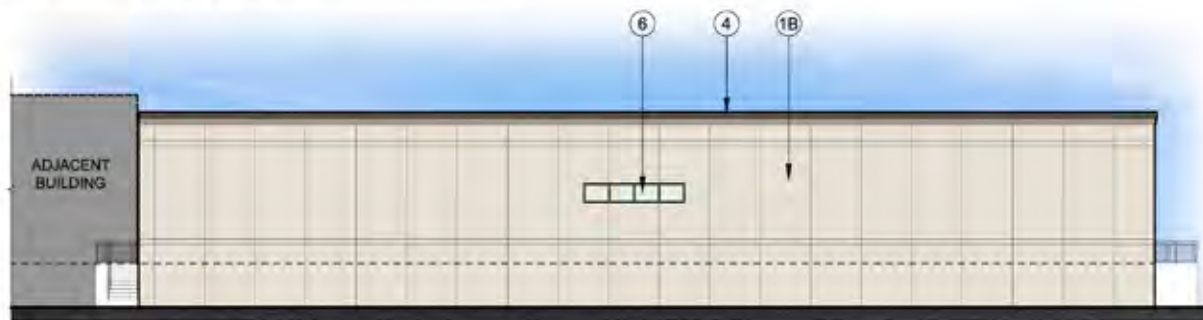
T/ FINISH FLOOR
EL: 0'-0"



North Elevation



East Elevation



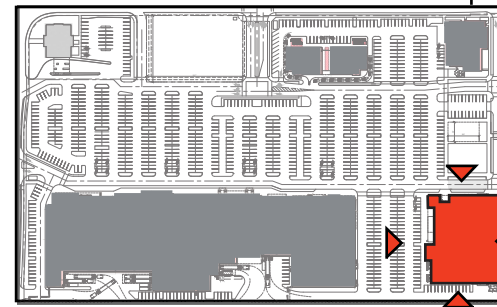
South Elevation



West Elevation



KEY PLAN

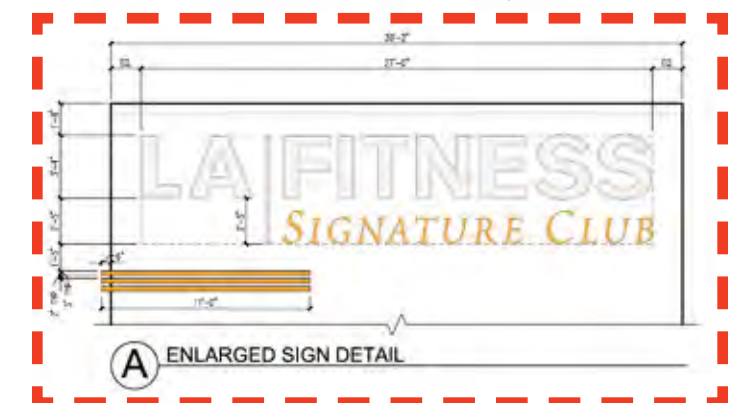


BUILDING SIGNAGE
BUILDING A - A105 (LA FITNESS)

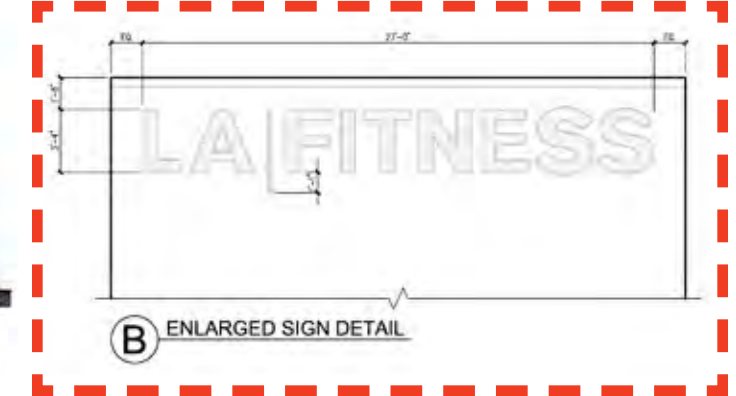
ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING: 120 SF
PROPOSED MAX. PRIMARY SIGNAGE AREA: 300 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING: 32 SF
PROPOSED MAX. SECONDARY SIGNAGE AREA: 150 SF (SIGN A) + 150 SF (SIGN B) + 150 SF (SIGN C) = 450 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING: 15 SF
PROPOSED ALLEY SIGNAGE AREA: 15 SF (LOCATION TBD BY TENANT)

Note: Secondary "Signs B & C" not shown on elevations

Proposed Primary Sign Area

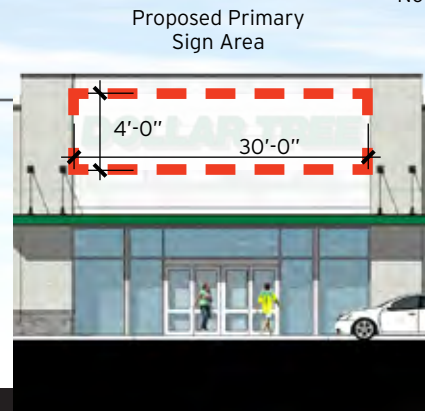
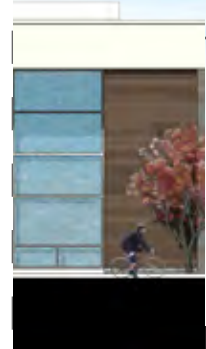


Proposed Secondary Sign Area (Sign A, B, C)



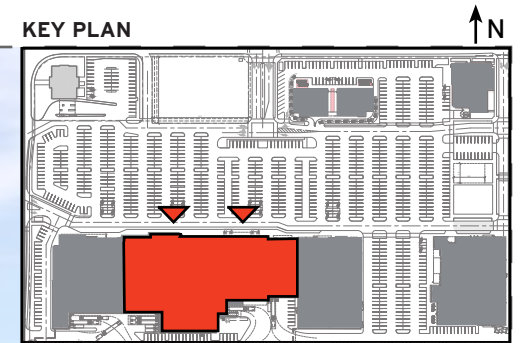
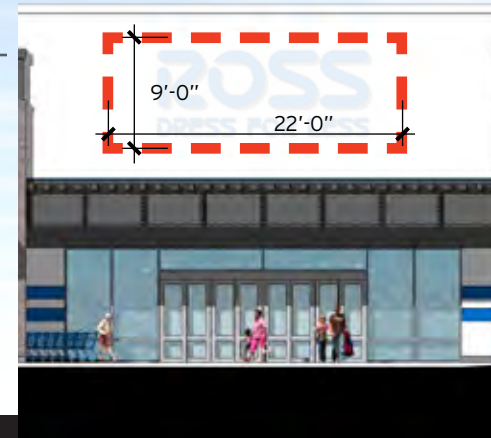
<p align="center">BUILDING SIGNAGE</p> <p align="center">BUILDING A - A104 (DOLLAR TREE)</p>
<p>ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING: 120 SF</p> <p>PROPOSED MAX. PRIMARY SIGNAGE AREA: 300 SF</p>
<p>ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING: 32 SF</p> <p>PROPOSED MAX. SECONDARY SIGNAGE AREA: 150 SF</p>
<p>ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING: 15 SF</p> <p>PROPOSED ALLEY SIGNAGE AREA: 15 SF (LOCATION TBD BY TENANT)</p>

Note: Secondary Sign not shown on elevations

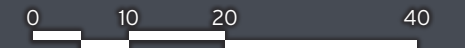


<h1 style="text-align: center;">BUILDING SIGNAGE</h1> <h2 style="text-align: center;">BUILDING A - A103 (ROSS)</h2>	
ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING:	120 SF
PROPOSED MAX. PRIMARY SIGNAGE AREA:	300 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING:	32 SF
PROPOSED MAX. SECONDARY SIGNAGE AREA:	150 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING:	15 SF
PROPOSED ALLEY SIGNAGE AREA:	15 SF (LOCATION TBD BY TENANT)

Note: Secondary Sign not shown on elevations



Building A - North Elevation (Part 2)



<h1 style="text-align: center;">BUILDING SIGNAGE</h1> <h2 style="text-align: center;">BUILDING A - A102 (KOHLS)</h2>	
ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING:	120 SF
PROPOSED MAX. PRIMARY SIGNAGE AREA:	300 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING:	32 SF
PROPOSED MAX. SECONDARY SIGNAGE AREA:	150 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING:	15 SF
PROPOSED ALLEY SIGNAGE AREA:	15 SF (LOCATION TBD BY TENANT)

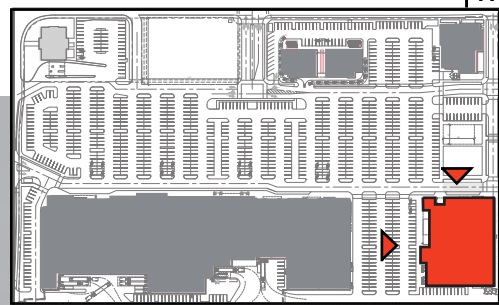
Note: Secondary Sign not shown on elevations



Building A - North Elevation (Part 3)

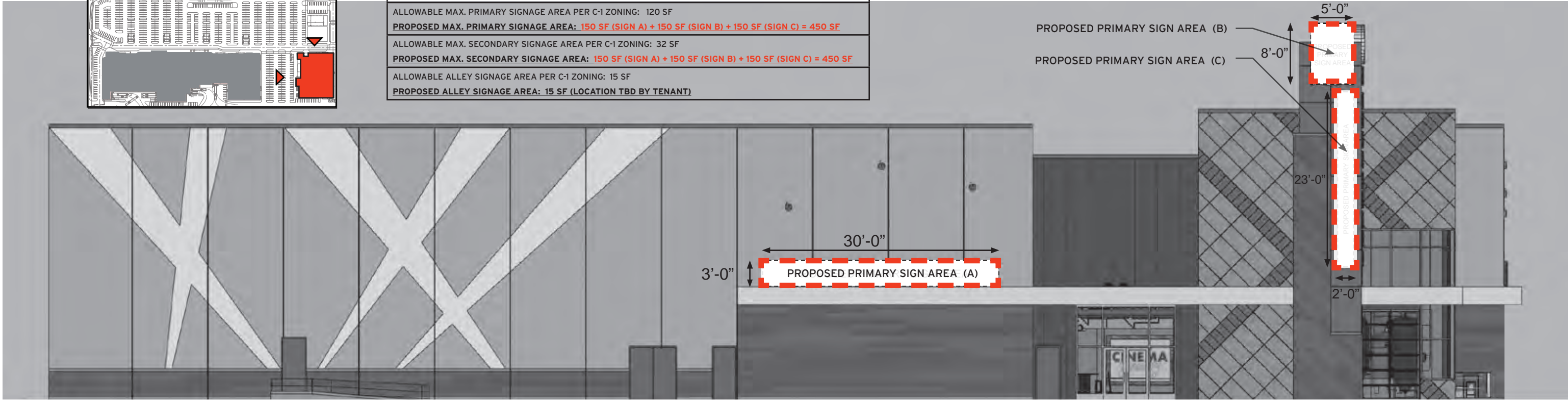


KEY PLAN



BUILDING SIGNAGE
BUILDING B - B101 (FLIX BREWHOUSE)

ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING: 120 SF
PROPOSED MAX. PRIMARY SIGNAGE AREA: 150 SF (SIGN A) + 150 SF (SIGN B) + 150 SF (SIGN C) = 450 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING: 32 SF
PROPOSED MAX. SECONDARY SIGNAGE AREA: 150 SF (SIGN A) + 150 SF (SIGN B) + 150 SF (SIGN C) = 450 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING: 15 SF
PROPOSED ALLEY SIGNAGE AREA: 15 SF (LOCATION TBD BY TENANT)



NORTH ELEVATION



WEST ELEVATION

FLIX BREWHOUSE - EXTERIOR CONCEPT

MORTON GROVE, IL
04 MARCH 2019

PUD SUBMITTAL



08 April 2019 ©2019 Torti Gallas + Partners | 1300 Spring Street, 4th Floor | Silver Spring, Maryland 20910 | 301.588.4800

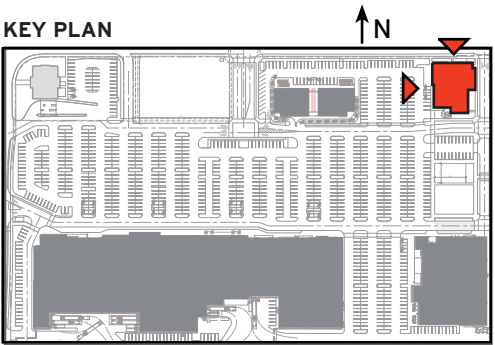


BUILDING B - TENANT SIGNAGE

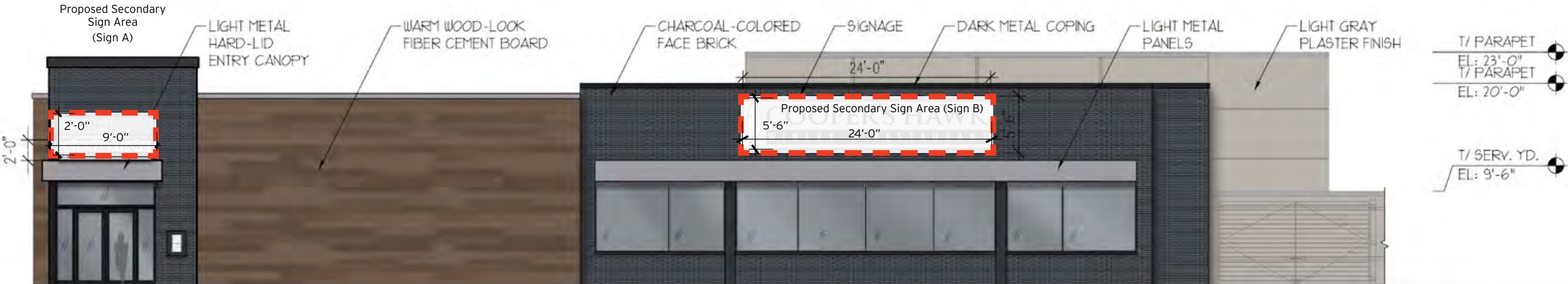
SAWMILL STATION SHOPPING CENTER
MORTON, GROVE, IL



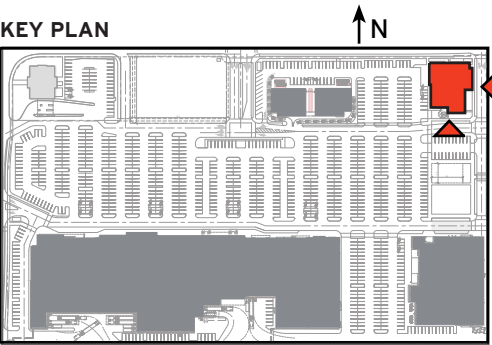
BUILDING SIGNAGE BUILDING D - D101 (COOPER'S HAWK)
ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING: 120 SF PROPOSED MAX. PRIMARY SIGNAGE AREA: 200 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING: 32 SF PROPOSED MAX. SECONDARY SIGNAGE AREA: 50 SF (SIGN A) + 200 SF (SIGN B) + 200 SF (SIGN C) + 200 SF (SIGN D) = 650 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING: 15 SF PROPOSED ALLEY SIGNAGE AREA: 15 SF (LOCATION TBD BY TENANT)



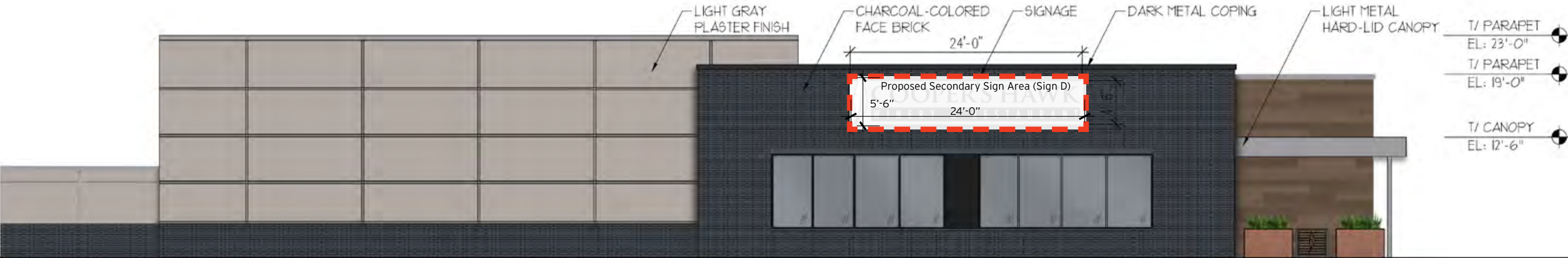
Building D - North Elevation



Building D - West Elevation



Building D - East Elevation

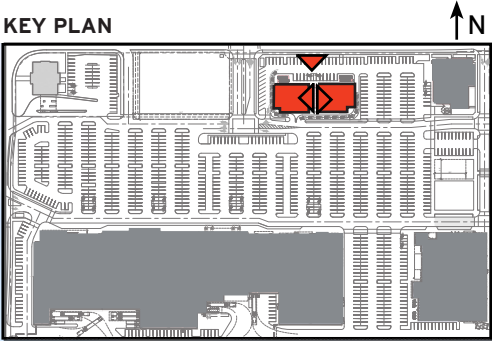


Building D - South Elevation



BUILDING SIGNAGE BUILDING E - E101 (STARBUCKS)
ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING: 120 SF PROPOSED MAX. PRIMARY SIGNAGE AREA: 150 SF (SIGN A) + 50 SF (SIGN B) = 200 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING: 32 SF PROPOSED MAX. SECONDARY SIGNAGE AREA: 150 SF (SIGN A) + 150 SF (SIGN B) + 50 SF (SIGN C) = 350 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING: 15 SF PROPOSED ALLEY SIGNAGE AREA: 15 SF (LOCATION TBD BY TENANT)

BUILDING SIGNAGE BUILDING E - E109 (CHIPOTLE)
ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING: 120 SF PROPOSED MAX. PRIMARY SIGNAGE AREA: 150 SF (SIGN A) + 50 SF (SIGN B) + 50 SF (SIGN C) = 250 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING: 32 SF PROPOSED MAX. SECONDARY SIGNAGE AREA: 150 SF (SIGN A) + 150 SF (SIGN B) = 300 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING: 15 SF PROPOSED ALLEY SIGNAGE AREA: 15 SF (LOCATION TBD BY TENANT)



Note: Primary "Sign C" (Drive-Thru Directional) not shown on elevations

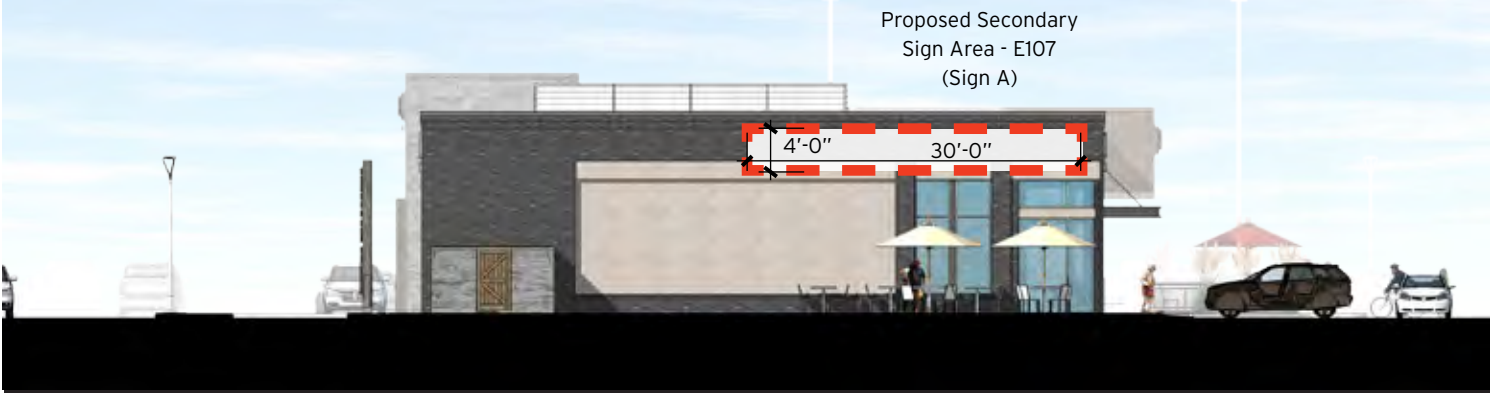


Building E - North Elevation



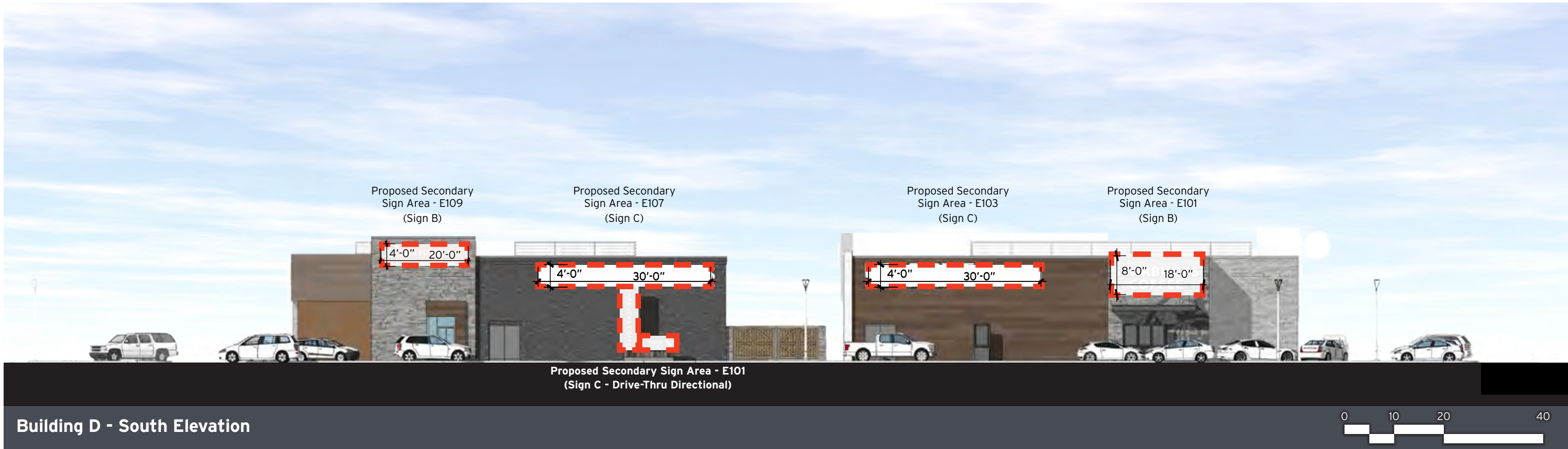
BUILDING SIGNAGE BUILDING E - E103 (RETAIL)
ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING: 120 SF PROPOSED MAX. PRIMARY SIGNAGE AREA: 200 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING: 32 SF PROPOSED MAX. SECONDARY SIGNAGE AREA: 150 SF (SIGN A) + 150 SF (SIGN B) = 300 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING: 15 SF PROPOSED ALLEY SIGNAGE AREA: 15 SF (LOCATION TBD BY TENANT)

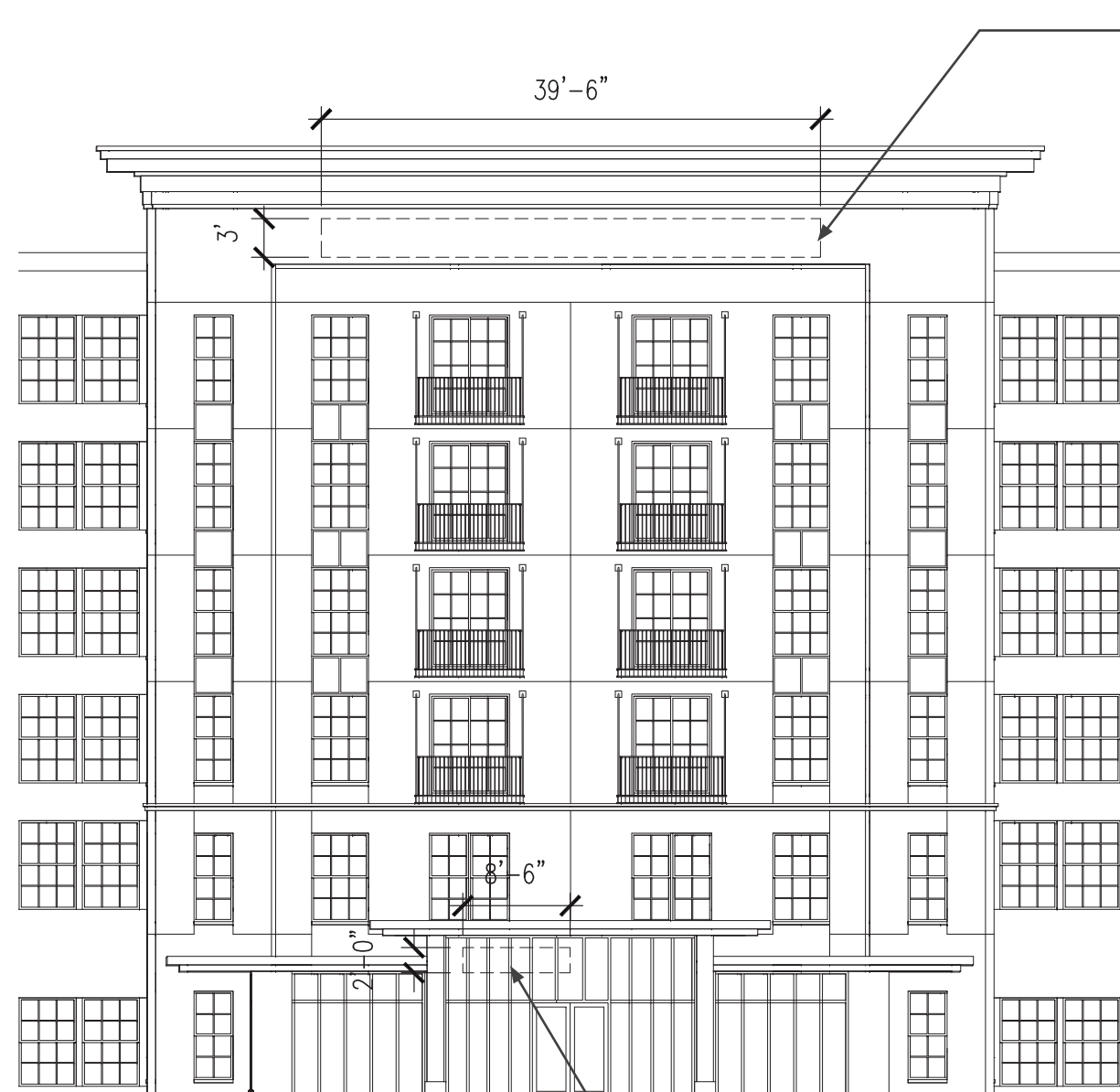
BUILDING SIGNAGE BUILDING E - E107 (RETAIL)
ALLOWABLE MAX. PRIMARY SIGNAGE AREA PER C-1 ZONING: 120 SF PROPOSED MAX. PRIMARY SIGNAGE AREA: 200 SF
ALLOWABLE MAX. SECONDARY SIGNAGE AREA PER C-1 ZONING: 32 SF PROPOSED MAX. SECONDARY SIGNAGE AREA: 150 SF (SIGN A) + 150 SF (SIGN B) = 300 SF
ALLOWABLE ALLEY SIGNAGE AREA PER C-1 ZONING: 15 SF PROPOSED ALLEY SIGNAGE AREA: 15 SF (LOCATION TBD BY TENANT)



Building E - East Courtyard Elevation

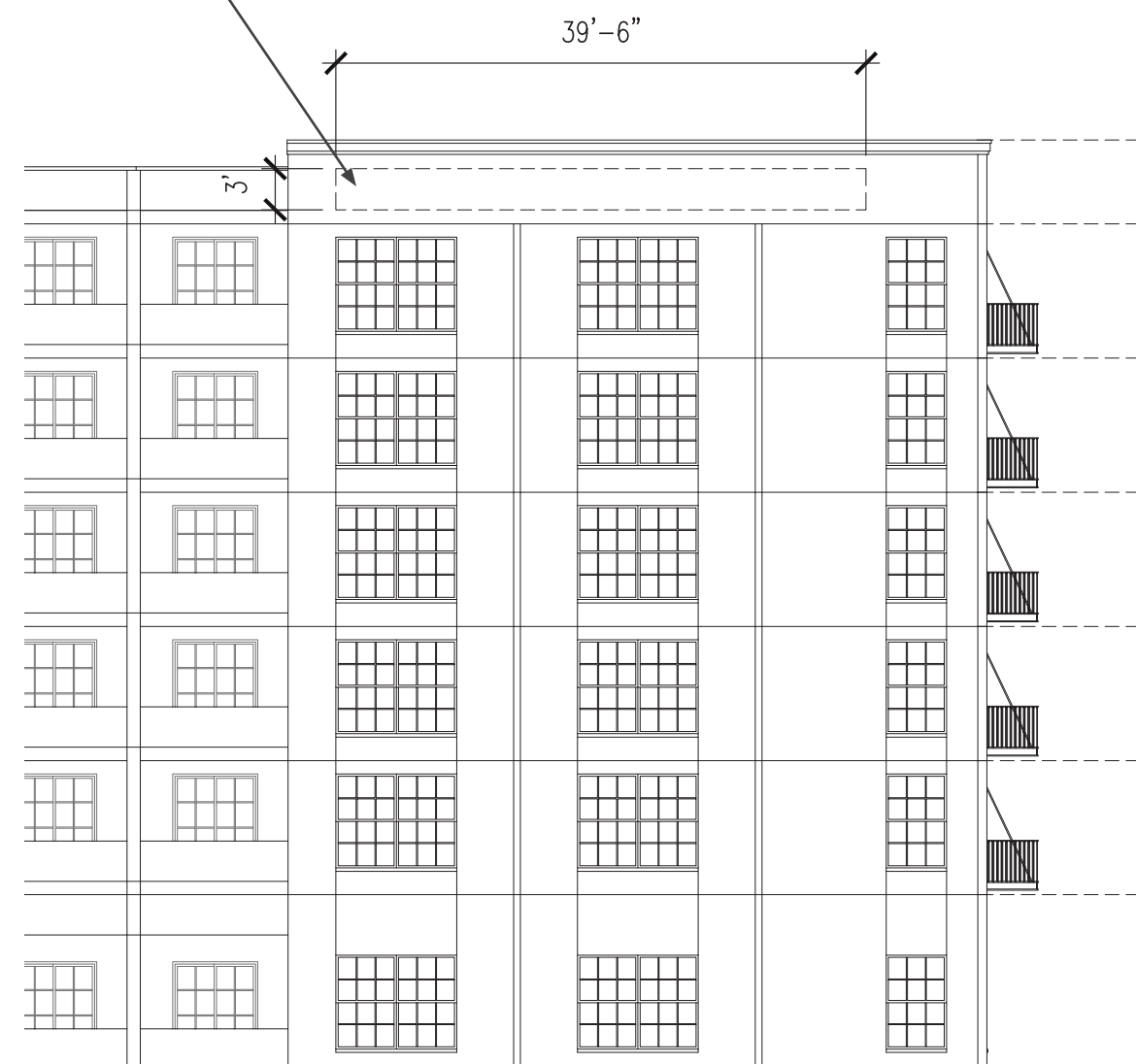
Building E - West Courtyard Elevation





PARTIAL ELEVATION OF MAIN ENTRANCE FACING WEST

ENTRANCE SIGNAGE
<75% ALLOWABLE LENGTH



PARTIAL ELEVATION AT NORTHWEST CORNER FACING DEMPSTER

RESIDENTIAL BUILDING SIGNAGE



To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Land-Use Planner/Coordinator

Date: April 29, 2019

Re: Appearance Commission Case AC 19-04
 6729 and 6733 Beckwith Avenue
 Request for Appearance Certificate for a New Single Family Residence

Introduction

Zubair Patel, owner of 6729 and 6733 Beckwith Avenue, filed an application for an Appearance Certificate for a new single family residence at the subject property. The property is located on the south side of Beckwith Avenue, between Oak Park Avenue and Lehigh Avenue.

The application for an Appearance Certificate was filed in conjunction with an application for Subdivision for the property to create five new lots. Proposed Lots 1 – 4 will be improved with single family homes and Outlot A will serve as a detention and stormwater easement (see Figure 1). The applicant intends to construct and reside in a home on Lot 4 and is requesting the Appearance Commission's approval of his proposed plans. Mr. Patel plans to sell the three remaining residential lots (Lots 1 – 3). Development plans for these lots will be submitted by their respective property owners and reviewed by the Appearance Commission under separate Appearance Certificate applications as required by the Unified Development Code.



Figure 1: Preliminary Plat of Subdivision Detail

The applicant is proposing a two-story "Mediterranean style" residence with an attached garage. The development plans include the following details:

1. Simulated clay tile roof, orange;
2. Stucco facade, beige;
3. Aluminum-clad windows, brown;
4. Window trim, white; and
5. Decorative columns and brackets, white.

Floor plans, elevations including materials and specifications, and color renderings are included in the Commission's packets.

Appearance Commission Review

In accordance with Unified Development Code Section 12-16-2:B, applications for subdivisions shall be reviewed and approved by the Appearance Commission. Per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to

whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D.) established in the Code are as follows:

- D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:
1. *Evaluation Standards:*
 - a. *Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.*
 - b. *Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.*
 - c. *Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.*
 - d. *Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.*
 2. *Design Criteria:*
 - a. *Standards: Appearance standards as set forth in this chapter.*
 - b. *Logic of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.*
 - c. *Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.*
 - d. *Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.*
 - e. *Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.*
 - f. *Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.*
 - g. *Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.*
 - h. *Landscaping: All requirements set forth in chapter 11, "Landscaping a Trees", of this title. (Ord. 07-07, 3-26-2007)*



Village of Morton Grove
Department of Community Development
6101 Capulina Avenue Morton Grove, Illinois 60053
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: _____ DATE APPLICATION FILED: 4/22/2019

APPLICANT INFORMATION

Applicant Name: ZUBAIR PATEL
Applicant Address: 9228 NAGLE AVE
Applicant City / State / Zip Code: MORTON GROVE, IL 60053
Applicant Phone: (____) _____
Mobil / Other: (847) 644-3908
Applicant Email: ZAPPROPERTIES@GMAIL.COM
Applicant Legal Interest in Property (Owner, Tenant, Etc.): OWNER
Applicant Signature: *Z Patel*

PROPERTY INFORMATION

Common Address of Property: 6729-6733 BECKWITH ROAD, MORTON GROVE, IL 60053
Property Identification Number (PIN): _____
Zoning District: R1 Property's Current Use: RESIDENTIAL

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting Appearance Commission approval for the following:
CONSTRUCTION OF NEW MEDITERRANEAN STYLE SINGLE FAMILY HOUSE

2. Please provide detailed information to explain the reason(s) for the request (attach additional sheets as necessary):

BEIGE STUCCO, SIMULATED CLAY TILE

Introduction

The purpose of this workbook is to assist developers/builders/homeowners with the permit approval process and:

- New residential redevelopment should fit into the context in which it is being built. The context includes the **neighborhood**, the **block**, the **adjacent homes**, and the **site**.

I. Neighborhood- Please identify the common characteristics which define your neighborhood by answering the questions below:

1. What is the zoning district in which the property is located?
(Obtain from the Village web site at www.mortongroveil.org under zoning map, or purchase map from Village Hall for \$1.50) R-1 LF RESIDENCE
2. What subdivision is the property a part of? (Refer to your plat of survey.)
N/A

Name: ZUBAIR PATEL

Address: 9229 NAYLE AVE

MORTON GROVE, IL 60053

Telephone No. 847-644-3908

Address of Project: 6729 & 6733 BELKWITH ROAD

Project is:

☒ Complete New Construction

☐ Addition of more than 50% of the square footage of the existing home

☐ Addition of less than 50% of the square footage of the existing home

Zoning Variation Request: Yes ☒ No

If yes, identify type of request:

N/A

Appearance Commission approval required: ☐ Yes ☐ No

To the best of my knowledge the information presented is true and accurate.

Owner

Thomas Buehli
Architect

II. Block- Please submit photographs of your block (both sides), identifying your property and the adjacent homes, and answer the following questions. For each question, identify the number of homes on the block that fit in each category:

1. How many floors do most of the houses have on your block?

<u>8</u> 1 Story	<u>4</u> 2 Story	<u>0</u> 3 Story
<u>1</u> 1-1/2 Story	<u>0</u> 2-1/2 Story	<u>0</u> 3+ Story

2. What is the prominent facade material facing the street of the homes on your block?

<u>10</u> Brick	<u>2</u> Siding
<u>1</u> Brick w/siding	<u>0</u> Brick w/drivet or stucco
<u>0</u> Drivet or Stucco	

3. What are the predominant colors of the front facades of the homes on your block?
(Check all colors that apply.)

Brick:	<u>1</u> Beige	<u>3</u> Brown
	<u>1</u> Yellow	<u>3</u> Red
	<u> </u> Grey	<u> </u> White
	<u>3</u> Orange	<u> </u> Other
Siding:	<u>1</u> White	<u> </u> Beige
	<u> </u> Puddy	<u> </u> Brown
	<u>1</u> Yellow	<u> </u> Grey
	<u> </u> Green	<u> </u> Blue
	<u> </u> Gold	<u> </u> Other

Other materials and color: SEVERAL HOMES WITH FIELD STONE ACCENTS

4. What are the predominant roof types of the homes on your block?

<u>5</u> Gable	<u>7</u> Hip	<u>1</u> Gambrel
<u> </u> Saltbox	<u> </u> Hip-on Gable	<u> </u> Combination

5. Are the garages on your block predominantly attached or detached?

<u>5</u> Attached	<u>6</u> Detached	<u>1</u> Both
-------------------	-------------------	---------------

6. Is there an alley? Yes X No

7. What are the predominant architectural styles of the homes on your block?

<u>3</u> Ranch	<u>3</u> Raised Ranch
<u> </u> Bi-level	<u> </u> Tri-level
<u> </u> Bungalow	<u>3</u> Colonial
<u>1</u> Tudor	<u> </u> Victorian
<u> </u> Georgian	<u>2</u> Contemporary
<u> </u> Prairie	<u>1</u> Other

8. What are the architectural details of the surrounding homes?

<input type="checkbox"/> Porches	<input checked="" type="checkbox"/> Bay Windows
<input type="checkbox"/> Shutters	<input type="checkbox"/> Arched Windows
<input checked="" type="checkbox"/> Window Casings	<input type="checkbox"/> Exterior Trim
<input type="checkbox"/> Archways	<input type="checkbox"/> Frieze Boards
<input type="checkbox"/> Columns	<input type="checkbox"/> Balusters
<input checked="" type="checkbox"/> Decorative Windows	<input checked="" type="checkbox"/> Other

9. Describe the predominant landscape features of your block?

<u> X </u>	Foundation Plantings
<u> X </u>	Parkway Trees
<u> X </u>	Front Yard Trees
<u> X </u>	Flower Beds
_____	Hanging Flower Baskets or Window Baskets
_____	Hedges Along Side Yards
_____	Misc. Yard Furniture
_____	Other

10. What is your block like? Are there a lot of additions of new houses?
If yes, please count the number of homes of each type and identify them on your photographs:

8 Original Home Rear/Side Addition
1 Second Floor Addition Front Addition
3 New Construction New Favade
1 Other

III. Your Site – How does your site fit into the context of the neighborhood/block?

1. What is the width and depth of your lot? (Refer to your plat of survey.)
PREDOMINANTLY 60' WIDE AND 240' DEEP

2. Is there improved alley access?
NO

3. Please identify your height, setbacks and Floor Area Ratio (F.A.R.).

<u>14' TOTAL</u>	Side Yard Setbacks
<u>25'</u>	Height
<u>0.20</u>	F.A.R.
<u>88'</u>	Front Yard
<u>-140'</u>	Rear Yard

4. Are there any site conditions that affect your project's height, setbacks, garage placement, and/or landscaping challenges? If yes, please list.

THE SITE IS EXCEPTIONALLY LONG GIVEN ITS SIZE.
THERE IS PROPOSED BERMING IN THE REAR YARD TO
ACCOMMODATE SITE DRAINAGE

5. What is the best location for your garage and driveway (taking into account the surrounding homes)?

THE GARAGE IS SIDE LOAD WITH THE DRIVEWAY LOCATED ON THE
EAST SIDE MINIMIZING IMPACT ON THE EXISTING NEIGHBORS TO THE WEST.

6. Are there existing trees? Will any trees be removed? Will any be replaced? If no, why not? If yes, please indicate species and size to be planted. (Note: Any trees to be preserved must meet the tree preservation standards in the Subdivision Ordinance.)

THERE ARE A NUMBER OF TREES ON THE PROPERTY. THE ENGINEERING
PLANS INDICATE WHICH WILL BE REMOVED AND WHICH SHALL BE PRESERVED
ADDITIONAL TREES SHALL BE PLANTED.

7. How will your new home, expansion or addition incorporate common characteristics of the existing homes on your block and neighborhood? Use the answers to the previous questions and the design guidelines in the following section to accomplish this task. My proposed residential redevelopment will consist of the following:

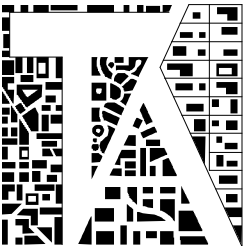
- a. Redevelopment Type, (addition, new construction) NEW CONSTRUCTION
- b. Number of **Stories** 1 1/2
- c. Architectural **Style** MEDITERRANEAN
- d. Materials and **Colors** BEIGE STUCCO
- e. RoofType SIMULATED CLAY TILE
- f. Architectural **Details** WINDOW CASING, ARCH WINDOWS, PORCH
- g. LandscapeFeatures FOUNDATION / FRONT YARD LANDSCAPING
- h. Garage Type (attached or **detached**) ATTACHED SIDE LOAD



9301 OAK PARK



6750 BECKWITH



**THOMAS
ARCHITECTS**
211 S MAPLE LN
PROSPECT HTS, IL
O: 877.205.3799
F: 877.260.7209
THOMAS@THOMASARCH.COM

PHOTOS

6729-6733 W BECKWITH RD, MORTON
GROVE, IL