

MINUTES OF THE FEBURARY 1, 2016  
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 Zimmer, who led the assemblage in the Pledge of Allegiance. Secretary Sopkin called the roll. In attendance were:

Members of the Commission Present:

B. Zimmer (Chairperson)  
R. Block  
P. Minx  
M. Ingram  
D. Manno  
D. Hedrick

Members of the Commission absent:

None

Village Staff Present:

D. Argumedo, Zoning Administrator/Land Use Planner/Staff Liaison  
J. Komorowski, Building Official  
J. Thill, Trustee/Commission Liaison  
R. Minx, Trustee

Chp Zimmer now announced the first order of business which was the approval of the minutes of the December 7, 2015 meeting.

Cmsr Minx moved to approve the December 7, 2015 minutes as presented. The motion was seconded by Cmsr Manno. Secretary Sopkin called the roll. The vote was as follows:

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

Chp Zimmer moved on to the next agenda item, **Appearance Certificate Case AC 16-01, Mr Mohammed Makda, 8649 Callie Avenue, Requesting an Appearance Certificate for Building Design and Landscaping New Townhome Residences.**

Present were Mohammed Makda, Property Owner, and Beata Kociuba, BK Architect Inc.

Mr. Makda started off the presentation by saying that he only purchased the property after conferring with the Zoning Department with regards to the proposed project. He wanted to build a 3-unit townhome residence on this lot. Next, Ms. Kociuba explained the project in more details, stating that the townhome residences were designed to fit into the neighborhood, utilizing similar materials, shapes, and colors to blend in. Ms. Kociuba also said that as there was an alley behind the property, so they felt it would be best to put detached garage units in the back by the alley so as not to clutter up the front of the building.

They would be removing one tree, but would be placing 4 trees, along with grass and bushes. Their project included a landscape plan detailing the plantings they would be using.

They then presented material samples, including bricks and shingles. Ms. Kociuba said that they would use a red brick with two different colors of siding, almond or beige, and the windows would be framed in khaki or clay colors. The doors to both the house and the garages would be dark brown. The garage itself would be light siding with darker corners for contrast. The siding materials would be durable and meant to last 50 years.

Cmsr Minx said that the project matches the neighborhood very nicely. Cmsr Hedrick inquired about the empty lot included in the project, as it currently slopes and drains into the neighboring lot. Ms. Kociuba said that they were working with a consulting firm regarding drainage, and would do whatever is necessary to contain the drainage and prevent it from running off into the neighboring homes.

Cmsr Block asked if the garages were two-car units, and was told that they would be. Also, the project was expected to be completed within 4-5 months of receiving the building permits, which they were hoping to obtain as early as March 2016.

Cmsr Blcok moved to approve **Appearance Certificate Case AC 16-01, Mohammed Makda, 8649 Callie Avenue**, as presented. The motion was seconded by Cmsr Minx.

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

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

Chp Zimmer moved on to the next agenda item, **Other Business/Public Comment**.

Staff Liaison Argumedo provided an update on case AC15-12, Las Fuentes, 9001 Waukegan Road, stating that Las Fuentes agreed to use the original recommendation of the Commission to reduce the signage, and would be putting up permanent signage. Staff Liaison Argumedo said that he would be going out there in the morning to discuss this further with the business owners and ensure compliance.

\*\*\*\*\*

ADJOURNMENT:

There being no further business, Commissioner Herick moved to adjourn the meeting. The motion was seconded by Commissioner Minx and approved unanimously pursuant to a voice vote at 7:15 pm.

*Stacy Sopkin*

Minutes by: Secretary Sopkin

|  |            |       |            |
|--|------------|-------|------------|
| Minutes were approved on                   |            |       |            |
| April 5, 2016 _____ by a voice vote of the |            |       |            |
| Commissioners, with the votes as follows:  |            |       |            |
| Ingram                                     | <u>Aye</u> | Minx  | <u>Aye</u> |
| Hedrick                                    | <u>Aye</u> | Block | <u>Aye</u> |
|  |            | Manno | <u>Aye</u> |