

**MINUTES OF THE JUNE 6, 2022  
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION  
MORTON GROVE VILLAGE HALL, 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 7:00 p.m. by Chairman John Pietron. Secretary Kirchner called the roll.

Commissioners Present: Pietron, Block, Hedrick, Ingram, Manno, Minx, Zimmer

Commissioners Absent: None

Village Staff Present: Zoe Heidorn, Community Development Administrator

Trustees Present: Minx and Thill

Chairman Pietron proceeded to seek approval of the April 4, 2022, minutes.

Commissioner Block moved to approve the minutes of April 4, 2022. Commissioner Manno seconded the motion.

Chairman Pietron called for the vote.

Commissioner	Block voting	aye
Commissioner	Hedrick voting	aye
Commissioner	Ingram voting	aye
Commissioner	Manno voting	aye
Commissioner	Minx voting	aye
Commissioner	Zimmer voting	aye
Chairman	Pietron voting	aye

Minutes approved.

Chairman Pietron asked the petitioners for Cases AC 22-04 and AC 22-05 if it would be acceptable to both parties to switch the order of the agenda to hear Case AC 22-05 before Case AC 22-04. He explained that he expected Case AC 22-04 to take considerably more time than Case AC 22-05.

Both parties agreed to the Appearance Commission hearing Case AC 22-05 first.

Chairman Pietron called for the first case.

**CASE: AC 22-05**

**APPLICANT:** Erich M. Roush, Lavitt Animal Hospital  
8450 Waukegan Road  
Morton Grove, Illinois 60053

**LOCATION:** 8450 Waukegan Road  
Morton Grove, Illinois 60053  
PIN 10-19-119-147-0000

**PETITION:** Request for Appearance Certificate for remodeling involving the exterior of an existing structure

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 22-05, applicant Dr. Erich Roush of Lavitt Animal Hospital is requesting approval of an Appearance Certificate for remodeling involving the exterior of an existing building at 8450 Waukegan Road. The property is improved with an office building and accessory parking lot, which were constructed in 1970s. The animal hospital has been in operation in Morton Grove since 2016.

Ms. Heidorn stated that the owner plans to update the existing brown brick commercial building by removing the deteriorated carport along the front elevation, facing Waukegan, and an overhang along the rear elevation. The gable roof will be rebuilt and the existing masonry will be restored as necessary. Deteriorated wood elements will be removed and all rotted fascia and vent screens will be replaced. Proposed materials will be consistent with existing materials and include aluminum cladding and masonry. The improvements are expected to enhance the building's appearance, but not alter its character significantly.

Ms. Heidorn added that revised elevations which correct the color of the front entrance were distributed to the Commissioners at the beginning of the meeting.

Chairman Pietron asked the petitioner if he has anything to add to Ms. Heidorn's introduction.

Dr. Roush introduced himself and indicated that he had nothing more to add. He is eager to get to work to make the building more attractive for his business and the community.

Commissioner Block asked when he expected the work to occur.

Dr. Roush responded that he would like to complete the project as soon as possible, but that he needs to wait on a Village building permit and other Village approvals. He hopes to complete the project by late summer or early fall of this year.

Commissioner Zimmer made a motion to approve the request for an Appearance Certificate for remodeling involving the exterior of an existing structure for the property commonly known as 8450 Waukegan Road in Morton Grove, Illinois, subject to the following conditions:

- 1) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.

The motion was seconded by Commissioner Minx. Chairman Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Hedrick voting	aye
Commissioner Ingram voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 7-0.

Chairman Pietron called for the next case.

**CASE:** AC 22-04

**APPLICANT:** M/I Homes of Chicago, LLC  
400 East Diehl Road, Suite 230  
Naperville, Illinois 60563

**LOCATION:** 8350 Lehigh Avenue  
Morton Grove, Illinois 60053  
10-19-402-001-0000, 10-19-402-002-0000, 10-19-402-003-0000, 10-19-402-004-0000, 10-19-402-005-0000, 10-19-402-006-0000, 10-19-402-007-0000, 10-19-402-008-0000, 10-19-402-009-0000, 10-19-402-010-0000, 10-19-402-011-0000, 10-19-402-012-0000, 10-20-300-001-0000, 10-20-300-002-0000

**PETITION:** Request for an Appearance Certificate for site, building, landscape, and signage plans for an 89-unit townhome development proposed under Applications for a Map Amendment (PC 22-08) and Planned Unit Development and Subdivision (PC 22-09)

Ms. Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 22-04, applicant M/I Homes of Chicago LLC is requesting the Appearance Commission's approval of an Appearance Certificate with associated waivers and a recommendation of approval to be forwarded to the Plan Commission and Board of Trustees for a proposed 89-unit townhome development with accessory parking, accessway, detention, and landscape areas at 8350 Lehigh Avenue, a 7.6-acre property currently improved with a vacant one-story industrial building. The 89 townhomes will be divided among 16 buildings and sold on individual lots, with common areas to be owned and maintained by a proposed homeowner's association.

Ms. Heidorn stated that staff finds the proposed site plan to generally align with the design principals for development in the C/R District, which the applicant is requesting a map amendment to include the subject property within under Case PC 22-08. The plan orients the buildings' front elevations toward the street, minimizes driveway curb cuts, and locates parking behind buildings. While the plan incorporates a connected pedestrian network, the applicant is encouraged to further enhance pedestrian connectivity through the site.

Ms. Heidorn noted that the proposed building design features varied rooflines and facade planes, changes in material, and appropriate window placement to help break up the building mass. Proposed materials include modular brick and Hardie board in various complementary colors. As presented, the project's landscape plan will require waivers to tree plantings in the public right of way and screening for select parking areas. The applicant is expected to discuss the basis for requesting waivers if the landscape plan cannot be modified to comply with the Unified Development Code.

Chairman Pietron asked if M/I Homes had anything to add to Ms. Heidorn's introduction.

Julie Workman, Levenfeld Pearlstein, LLC, representing M/I Homes, introduced herself and Marc McLaughlin of M/I Homes. She explained that M/I Homes has been constructing high-quality residential developments for over 40 years and has projects throughout the region and the U.S. She noted that M/I Homes was recently named Developer of the Year in Arlington Heights.

Ms. Workman stated that M/I Homes is very excited about this project considering the community and its proximity to the Morton Grove Metra station.

Ms. Workman reviewed the site plan with the Appearance Commission, noting the 89 proposed townhome units, generous parking, pedestrian walkways, and landscaped areas. She noted that the detention basin will be landscaped to create an attractive amenity for the residents. Most detention basins are grassed and utilitarian.

Ms. Workman said that the developer was willing to address all comments issued by staff in the report to the Appearance Commission. She added that trees were not proposed along Lehigh Avenue because the developer understood that Lehigh Avenue would soon be reconstructed. M/I Homes did not want to plant trees that would be ripped up in just a few years.

Chairman Pietron asked Ms. Heidorn whether Lehigh Avenue would in fact be reconstructed within the next few years.

Ms. Heidorn responded that there were plans to improve Lehigh Avenue in that location, but that she was unsure whether that would impact tree plantings within the public right of way. No plans have been finalized. She added that the Commission could require the public right of way trees in accordance with Code but permit staff to authorize alternative planting locations if deemed appropriate or planting post-construction by requiring funds to be placed in escrow.

Chairman Pietron responded that this seemed appropriate. He asked the petitioner to speak to the durability of the materials being used.

Ms. Workman reviewed the elevations and materials with the Commissioners, including modular brick and Hardie board.

Mr. McLaughlin explained that the HOA assessments will be structured to replace all exterior materials on a 30-year schedule in the event of issues, but that all materials were expected to last at least 50 years. He explained that these are high-quality materials and typical of modern development. These are some of the most durable residential exterior finishes on the market.

Mr. McLaughlin added that the proposed style of townhome is different than any other townhome development by M/I Homes. The design was generated based on staff feedback to the developer at the project's onset.

Commissioner Zimmer stated that he was concerned with the multiple landscape waivers being requested. He asked the developer to address these requests for variation.

Mr. McLaughlin noted that they were willing to comply with the requirement for public right of way trees. He then spoke to waivers for parking lot screening adjacent to private property and public right of way. He stated that they would add landscape screening where they could, so long as the planting locations were not on top of utilities.

Chairman Pietron asked if the developer was planning to comply with the Village's lighting restrictions. He explained that the photometric plan showed higher than permitting illumination along the lot line.

Ms. Workman responded that they would adjust the lighting plan to comply with Village requirements.

Chairman Pietron asked the developer to make sure the color temperature of lighting sources are warmer rather than cooler.

Commissioner Zimmer expressed that he was at first concerned with the use of elm tree cultivars. He reached out to an arborist to discuss the concern, but the arborist assured him that these are disease-resistant cultivars.

Commissioner Ingram asked the developer to explain how the color palettes were planned to be applied to the buildings. He noted that there are two color schemes shown by the developer, but no indication as to how they will be used.

Mr. McLaughlin stated that the two schemes will likely alternate from building to building. The color scheme of each specific building has not yet been decided, but an alternating pattern is typical of this type of development.

Commissioner Block motioned to approve the request for an Appearance Certificate for site, building, landscape, and signage plans for an 89-unit townhome development proposed under Applications for a Map Amendment (PC 22-08) and Planned Unit Development and Subdivision (PC 22-09) for the property commonly known as 8350 Lehigh Avenue in Morton Grove, Illinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric plan that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.
- 3) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
- 4) Trees required with the public right of way along Lehigh Avenue shall be planted by the developer in accordance with Section 12-11-1:B.4, shall be planted by the Village at a future date and paid for by the developer through funds placed in escrow, or shall be planted at alternative locations on private property at 8350 Lehigh Avenue, subject to approval by the Appearance Commission Chairperson, Community Development Administrator, and Village Engineer.
- 5) Parking lot screening adjacent to public rights of way or private property shall be provided in accordance with Section 12-11-3:B unless plantings will interfere with underground utilities or unless plantings are not feasible, subject to approval by the Community Development Administrator and Village Engineer.

The motion was seconded by Commissioner Zimmer. Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Hedrick voting	aye
Commissioner Ingram voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 7-0.

Chairman Pietron asked for any other business or discussion. Hearing none, Commissioner Block moved to adjourn the meeting. The motion was seconded by Commissioner Ingram.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:32 p.m.

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Minutes by: Zoe Heidorn