

MINUTES OF THE MARCH 2, 2020
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 7:00 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
R. Block

Members of the Commission absent:

D. Manno

Village Staff and Dignitaries Present:

Z. Heidorn, Land Use Planner – Coordinator/Staff Liaison
R. Minx, Village Trustee
J. Thill, Village Trustee
B. Zimmer

Chp Pietron now announced the first order of business which was the approval of the minutes of the December 2, 2019 meeting.

Cmsr Block moved to approve the December 2, 2019 minutes as presented. The motion was seconded by Cmsr Minx. Secretary Sopkin called the roll. The vote was as follows:

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

Chp Pietron moved on to the next agenda item, **Appearance Case AC 20-01, Menard Inc., 6301 Oakton Street, Requesting an Appearance Certificate for Site, Landscaping, Building Plans and Associated Landscape Waivers Proposed Under Case PC 20-01, and Requesting an Amendment to a Special Use Permit for the Expansion of a Home Improvement Center for the Property Commonly Known as 6301 Oakton Street, Morton Grove, Illinois (PIN 10-20-100-001-000; 10-29-100-020-0000).**

Tyler Edwards, Real Estate Representative, Menard Inc, was present.

Ms. Heidorn, Staff Liaison, started the presentation with an overview describing the project and the site details. The applicant is proposing an expansion to the home improvement center with and increase in the size of the outdoor warehouse building on the east, an addition of heated storage space to the east of the principal structure, and an expanded garden center to the west of the principal structure. They would be adding 50 additional parking spaces in the lot to the west of River Drive, offsetting the loss of parking spaces due to the garden center expansion.

Chp Pietron stated that approvals on this case would not be setting a precedent, and they discussed the current landscape issues. It was assumed that the trees in the public right-of-way were removed sometime between 2015 and 2017, possibly by IDOT, as they may have been considered in an undesirable location. Also, there was no landscaping in the parking lot, as the Code did not require it when Menards was first built.

Mr. Edwards continued the presentation, stating that all the stores were being redone, updating them to match the other stores. He described the proposal, saying that they would be adding to the yard area and moving it east to improve circulation, and there would be an unheated storage area added. They would reconfigure the yard gate to have an automated entrance lane for online sales pickups, as well as the traditional entrance and exit with a gate guard. They were also adding approximately 8000 ft² of new heated storage space that will be used to store the online purchases.

Mr. Edwards said that due to the space restrictions when Menards was built, they were unable to construct a plant sales space, but were proposing to add it at this time. It was to be an approximate 7000 ft² area added to the garden center building with additional outdoor plant storage space for plant sales.

All materials used would be an exact match for what is currently in place.

Cmsr Block asked about production time, and Mr. Edwards said that after the spring rush, perhaps following Mother's Day, they would begin, with a projected completion date in October. They would start with an interior remodel, and then move to the outdoor areas.

Chp Pietron asked about the trees in the parking lot area – a request for a waiver of 41 trees with 54 new trees proposed. Mr. Edwards said that there would be new trees on Oakton Street to match the Arbor Vitae, but there would be no new islands and no new plantings. Ms. Heidorn said that the trees referred to the existing trees.

Cmsr Block moved to approve **Appearance Case AC 20-01, Menard Inc**, as presented. The motion was seconded by Cmsr Minx.

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

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

Chp Pietron commented that any updates to the elevations and material samples should be given to Ms. Heidorn.

Chp Pietron moved on to the next agenda item, **Other Business/Public Comment**. There was no other business or public comment.

ADJOURNMENT:

There being no further business, Commissioner Minx moved to adjourn the meeting. The motion was seconded by Commissioner Ingram and approved unanimously pursuant to a voice vote at 7:11 pm.

Stacy Sopkin

Minutes by: Secretary Sopkin

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