

MINUTES OF THE JUNE 1, 2020
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION
RICHARD T FLICKINGER MUNICIPAL CENTER And VIA ZOOM
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
D. Manno
W. Zimmer

Members of the Commission absent:

None

Village Staff and Dignitaries Present:

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

Chp Pietron now announced the first order of business which was the approval of the minutes of the March 2, 2020 meeting.

Cmsr Block moved to approve the March 2, 2020 minutes as presented. The motion was seconded by Cmsr Hedrick. Secretary Sopkin called the roll. The vote was as follows:

Ingram	<u>Aye</u>	Manno	<u>Aye</u>
Hedrick	<u>Aye</u>	Zimmer	<u>Abstain</u>
Minx	<u>Aye</u>	Pietron	<u>Aye</u>
Block	<u>Aye</u>		

Chp Pietron moved on to the next agenda item, **Appearance Case AC 20-02, Abdul Mohsi, Medina Gardens LLC, 6037 Lincoln Avenue, Requesting an Appearance Certificate and Approve of Site, Landscape and Building Plans with Select Waivers Associated with PC 20-06 and PC 20-07, and Requesting Approval of a Map Amendment and Subdivision to Develop Four (4) Attached Single-Family Dwellings and Six (6) Single-Family Dwellings, for the Property Commonly Known as 6037 Lincoln Avenue in Morton Grove, Illinois (10-20-122-076-0000).**

Present were Paul Kolpak, Attorney for Abdul Mohsi dba Medina Gardens LLC and Beata Kociuba, BK Architect.

Ms. Heidorn, Staff Liaison, started the presentation with an overview describing the project and the site details. An application for a similar development was made in 2019 but was subsequently cancelled due to conflict with Code requirements. The applicant is proposing a map amendment and

subdivision to develop four attached single-family townhomes and six single-family homes. The Appearance Certificate requested will only cover the landscape and building plans for the townhome development, as the design of the single-family homes will be finalized by their future buyers. Landscape plans for the six single-family homes will be required to be presented to the Appearance Commission before building these homes. Modifications to the initial proposal eliminated the need for one of the waivers requested.

Mr. Kolpak introduced himself, and continued the presentation saying that his client was requesting a map amendment and subdivision for four attached townhome units and six individual single family dwellings. The single family homes were intended to be sold as lots and have their own builders come forward with their own proposals and plans. The current presentation is focused on the townhome units. Due to issues with the water ground, they were making changes to section 12-11-4. Mr. Kolpak introduced Beata Kociuba, BK Architect, who continued the presentation.

Beata Kociuba described the relationship of the townhomes to the neighboring properties. The townhouses are were designed to separate pedestrian and vehicle traffic. There is a walking path on the west side with ground mounted lights and landscaping to the south side. They are proposing the driveways on the east side with access to garages, guest parking and emergency vehicles, mail delivery and trash pickup. The parking will be screened by a fence from the residential properties on the east side. The size of the proposed townhomes is approximately 2,865ft² including 442 ft² for attached 2-car garage. Each unit will have one additional guest parking spot. Ms. Kociuba next described the inside of the townhome units briefly.

Chp Pietron asked her to describe the outside of the units, including materials used, quality of the materials, maintenance, durability, and landscaping. She said she wanted to describe the units because of the proposed waiver requested for the size of the townhomes, asking for an extra 907 ft² of extra livable space, for a total of 227 ft² for each unit. This is to account for the attic space as it is required by zoning rules. Mr. Kolpak redirected the conversation to ask Ms. Kociuba to speak about the developmental design, including the gabled roof, the various roof pitches, and materials involved. Chp Pietron confirmed that what would be most relevant to the Appearance Commission would be the building design, materials, landscaping, and how it fits in the neighborhood. Ms. Kociuba said the building would be 126 ft long, and 61.5 ft wide. The building would have varying roof heights to break up the design elements and would use four different materials for the building, including red brick, hardie board siding, one horizontal in gray, and one vertical in a darker blue. The roof will be slate, dark gray color. The windows will be a modern style in a dark brown color. For visual interest, the windows will be different shapes and different exterior materials and colors for the change of elevations. The architectural style on this project is modern.

Mr. Kolpak asked Ms. Kociuba to confirm that the north and west elevations that use cutouts to break up the mass of the building. Ms. Heidorn asked if she should share the video presentation submitted, and Ms. Kociuba said that it would show a three-dimensional perspective of the project. Chp Pietron said that although he would be unable to view the video, it would be a good time to share it. Ms. Heidorn shared the video, and said that this video was created before the trash cans were screened as part of the proposal. Mr. Kolpak confirmed that originally they were requesting a waiver of one foot from the minimum height for the trash cans, but Ms. Kociuba added that due to the high water table, in order to build the full basement height, they had to raise the buildings up 14 inches. This also increased the wall surrounding the trash can area eliminated the need for additional screening. The only boxes visible on the east elevation would be the air conditioning units. Although they would be raising the building height by 14 inches, they are still under the height requirements of 35 ft. The height to the middle point of the roof would be 31.5 ft. The building would not have any negative

impact on light or any adjacent properties, which they hoped would increase the economic value of the neighborhood.

Cmsr Zimmer asked about the cul-de-sac, if it would be newly created and a private access. Ms Kociuba said that the cul-de-sac was in the second part of the project on the south part and an extension of the existing street. There would be no access to the townhomes from this cul-de -sac. They would be two separate lots. Cmsr Zimmer asked if there would be a provision made for the townhome association to collect money for the maintenance of the private access road. Mr. Kolpak said that they would have a provision for street maintenance in the back for the townhomes, as well as for maintenance of the stormwater detention area in the monthly assessment for both the townhomes as well as the single family homes.

Cmsr Block asked about the parking area, if it was at street level. Ms. Kociuba confirmed this. Cmsr Block was concerned about drainage since we just suffered torrential rainfall recently, and Mr. Kolpak reassured him that the engineers reviewed the plans and designed the detention area, they took all of that into consideration. That was the purpose of the joint detention area.

Cmsr Ingram asked about the location of the detention area and what it would look like, whether it would be rolled into the landscape plan, an open pond area or underground area. Ms. Kociuba said it was the hatched area on the plan, between the townhome units and the single-family homes. The engineers calculated that it would hold 30,000 cu ft of storage water, and would be underground.

Chp Pietron had three issues to discuss. The first was regarding a monument sign, whether it was needed, or if having just the address on the sign would be better. Mr. Kolpak said he would have to go to his clients on this matter, and Chp Pietron said that they were entitled to the sign, but was offering the suggestion that the address might be better. He suggested that they give their decision on this matter to Ms. Heidorn. His second question was more of a request, that before they cut any of the trees on the property that they check with staff to make sure the correct trees are being removed. The third matter is regarding the general lighting for the area to illuminate the dark areas at night, and with the comprehensive photometric study, he was concerned about spillover from these lights into the neighboring properties. Ms. Kociuba said that the engineers who designed the lighting took this into consideration.

Ms. Heidorn added that they could add a recommendation to the Plan Commission that the trees be marked by the Arborist prior to tree removal.

Cmsr Ingram moved to approve **Appearance Case AC 20-02, Abdul Mohsi, Medina Gardens LLC** as presented. The motion was seconded by Cmsr Zimmer.

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

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

Chp Pietron moved on to the next agenda item, Appearance Case AC 20-03, Ampler Development LLC, 8840 Waukegan Road, Requesting an Appearance Certificate and Approval of Site, Landscape, and Building Plans with Select Waivers Associated with PC 20-05, and Requesting Approval of a Special Use Permit for a Restaurant With a Drive-Through Facility for the Property Commonly Known as 8840 Waukegan Road in Morton Grove, Illinois (10-18-320-012-0000, 10-18-320-013-0000 10-18-320-014-0000, 10-18-320-05-0000, 10-18-320-016-0000)

Mario Valentini, MRV Architects, Alfred Teleron, MRV Architects and Dan Peyton, Director of Development for Ampler Development, were present.

Ms. Heidorn, Staff Liaison, started the presentation with an overview describing the project and the site details. The proposed tenant will be Taco Bell. Due to revisions of the landscape plan intended to reduce the number of waivers requested, a revised staff report submitted to was distributed to the Appearance Commission on May 28, 2020. The proposed landscape plan now complies with all Code requirements of Chapter 12-11. The applicant is requesting two waivers to the sign requirements of Chapter 10-10, requesting 3.61 ft² of additional wall signage on the west elevation, and a request to reduce the pylon sign setback from 12.5 ft to 2.42 ft along Greenwood Street. They have added landscaping surrounding the base of the pylon, and all other aspects of the signage plan comply with the Village Code requirements.

Chp Pietron asked the representatives to make their presentation at this time. Mario Valentini, MRV Architects, introduced himself as well as Alfred Teleron from MRV Architects, and Dan Peyton from Ampler Development. Mr. Valentini began the presentation by saying that this was a Taco Bell, and it the site was a vacant lot except for a few trees, and was confident that the project would fit in well with the area. There would be operational elements away from the residential areas, including a drive-through facing Waukegan, a menu-board facing south toward the adjacent commercial property, and drive-through stacking happening mostly along the south and east side of the building. The site is small, as well as the building. The landscape plan was revised to meet Village Code, and the building is within the corporate guidelines nationally. They added some tweaks to the building, and Mr. Valentini discussed those items next. The project has specific pieces to the elevation that are part of the corporate identification. As Ms. Heidorn moved through the slide presentation, Mr. Valentini very briefly described each slide.

In the photometric plan, they tried to be cognizant of the illumination for safety for pedestrian and vehicular traffic without spillover into the residential areas. The landscape plan was briefly discussed as appropriate for the site. The next slide was the floor plan.

The west facing elevation was presented as the view from the parking stalls facing the building, and along the residential properties. There would be a visible fence on the property line to prevent the bleeding of light onto the residential properties. They are using a mixture of materials, including glass, hardie board siding, and different patternizations. They scaled up the material to a more durable one from just EIFS, and the color is completely built into the material so there would not be any fading. They would have smooth finishes, wood textile finishes, accent lighting, gooseneck fixtures and wall wash.

The east elevation showed the drive-through window below the canopy, and everything to the right is part of the customer and dining area, and everything to the left is “back of house” including the

kitchen area. They are also using panelization, downspouts, and different colored windows to break up the exterior design elements. Some of the materials used are hardie board, corrugated metal, and a prefinished material called rust wall panel. This aids in visibility for the signage and warms up the project as well. Mr. Valentini said he believes this project fits in well in the area and is in keeping with what is appropriate in Morton Grove, as well as an identifier for their brand.

Chp Pietron asked how similar this project is compared to their location in Glenview at Chestnut and Waukegan. Mr. Valentini said it is very similar, but the difference here is that the Glenview location had an existing building they had to deal with, in making it more modern. It does not have all the same identifications or qualities that this project has. On both sites, there is a tower that identifies the entry points, as well as canopies over the drive-throughs. When the Glenview prototype was built, they used much larger windows, and the building itself and the dining areas are bigger than the one proposed in Morton Grove. The Morton Grove site would be considered a small on the scale of small-medium-large.

Chp Pietron said that on the south, east and west elevations it appeared as though there was equipment on the roof that was not screened. Mr. Valentini said they were aware of the screening requirements, and they would make sure the equipment would be screened.

Chp Pietron asked if the sign on the west elevation would be illuminated and higher than the fence, and Mr. Valentini said it would be, but that it would be backlit and referred to Mr. Teleron to provide cut-sheets. Mr. Teleron said it would be metal cut-outs and would be backlit. Chp Pietron was concerned that this faced the residential area, and they should continue this conversation with Ms. Heidorn.

Cmsr Zimmer commented on the building design, that he was both elated and disappointed. He was concerned that with Sawmill Station being a deluxe development, they should have buildings that are designed to fit in with that. He felt this project does not fit in.

Cmsr Block said the drawings are nice, but was concerned about the new social distancing protocols. The drawings were completed prior to the social distancing requirements, but that the modifications could be made since the furniture was movable, and partitions could be added as necessary.

Chp Pietron addressed Cmsr Zimmer's comment and said that Sawmill was a very upscale development vs Taco Bell. Mr. Valentini said they have not seen the plans on the Sawmill Station development, but they were trying to comply with the area and the corporate entity. Brand identification sometimes dictates the appearance, with some allowances within the palette and materials.

Chp Pietron said that this should be highly maintained, clean and pristine. Mr. Valentini said that Ampler has four different franchises and over 400 stores, and confirmed by Mr. Dan Payton, Director of Development for Ampler. Mr. Peyton added that although they were franchisees, this was also their business. They would maintain their brand as well as their reputation and brand image. They will have a 20 year lease, and every five year will do a midterm remodel, which will include adopting whatever the new concept, along with incorporating the municipal requirements. They will also do a major remodel after a period of time as well.

Cmsr Zimmer commented that he intended to vote against this project based solely on the design, and not on the business itself.

Cmsr Ingram moved to approve **Appearance Case AC 20-03, Ampler Development**, as presented. The motion was seconded by Cmsr Minx.

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

Ingram	<u>Aye</u>	Manno	<u>Aye</u>
Hedrick	<u>Aye</u>	Zimmer	<u>Nay</u>
Minx	<u>Aye</u>	Pietron	<u>Aye</u>
Block	<u>Aye</u>		

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 8:07 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	_____