

MINUTES OF THE JULY 6, 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
D. Manno
W. Zimmer

Members of the Commission absent:

R. Block

Village Staff and Dignitaries Present:

Z. Heidorn, Land Use Planner – Coordinator/Staff Liaison
R. Minx, Village Trustee
J. Thill, Village Trustee
K. White, Morton Grove Park District Board President
M. Manno, Morton Grove Park District Commissioner

Chp Pietron now announced the first order of business which was the approval of the minutes of the June 1, 2020 meeting.

Cmsr Block moved to approve the June 1, 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>Aye</u>
Minx	<u>Aye</u>	Pietron	<u>Aye</u>
Block	<u>Absent</u>		

Chp Pietron moved on to the next agenda item, **Appearance Case AC 20-04 Morton Grove Park District, 6250 Dempster Street. Requesting an Appearance Certificate and Approval of Site, Landscape and Building Plans Associated With PC 20-08, Requesting Approval of a Special Use Permit for a Recreation Facility to Allow Improvement of the Harrer Park Pool at the Property Commonly Known as 6250 Dempster Street in Morton Grove, Illinois (10-17-305-007-0000).**

Present were Jeff Wait, Executive Director, Morton Grove Park District, Steven Adams, Attorney, Robbins Schwartz, Thomas LaLonde, Vice President/Managing Principal, Williams Architects, Jim O'Malley, Senior Project Manager, Williams Architects, and Maria Blood, Project Manager, Upland Design.

Ms. Heidorn, Staff Liaison, started the presentation with an overview describing the project and the site details. Ms. Heidorn introduced Mr. Jeff Wait, who gave a brief history of the site. Mr. Wait then introduced Mr. Steve Adams, who continued with the proposed plan to renovate Harrer Park Pool. The Commission would be reviewing the landscaping plan, materials design standards, and issuing an appearance certificate. They were asking for a special use permit, and all comments from this Commission would be passed along to the Plan Commission. He turned the floor over to Mr. Tom LaLonde.

Mr. LaLonde gave an overview of the project and described the exterior design. He also introduced Mr. Jim O'Malley and Ms. Maria Blood. Mr. LaLonde described the site plan, saying they would be extending the drop off zone as a major change to the site. The parking lot would be striped and expanded. There would be a 6 lane 50m lap pool and multiple bodies of water. There would be a deep pool with diving boards, a plunge pool with water slides, and a spray play area with a tot pool on the north east side, closer to the building. There would be passage between bath houses for direct entry to the pool, a party room, an a filtration room/service area. Mr. LaLonde directed the presentation to Ms. Blood at this point.

Ms. Blood talked about the landscaping plan, saying it would meet or exceed the requirements. They would be using perennials and shrubs, evergreens and deciduous mix. At the main entrance they would use seasonal perennials, shade trees at the service building and at the detention area. Mr. LaLonde mentioned that they were asking for a waiver because they were concerned about the site lines with respect to the parking lot area.

Mr. LaLonde continued with a brief introduction of the site plans pointing out the large entry area and the concession area at the north end. The first aid area where the pool manager would be would have 95% visibility of the pool area. There would be a separate entry for the party room, and the concession deck would have access to the restrooms in the party room corridor.

Mr. O'Malley continued the presentation, saying this would be "in harmony" with the surrounding sites. They would be taking cues from the Historical Museum and the Civic Center. They would also not be changing access into the pool from the street. He talked about materials and described the building, including the brick base, accent band, single sloped roof, and cement board siding. The highest roof would be in the center, and the PVC roof would be a custom color red or rust. The soffit at the entrance would be faux metal, which would be durable and maintenance free. They would be using aluminum windows in white with green tinted reflective windows. The fascia would be stone gray, and the accent band would be cast stone. The materials would not compete with the existing buildings, and it would also appear similar to Oriole pool with similar architectural elements. The fencing would be open style painted steel planks with a wood look and would be either post & picket or fabric-fill.

Cmsr Ingram asked if there was a PVC roof at Oriole Pool, an Mr. LaLonde said there was, but it had no ribs. This material would hold up over time with some fading, but it was intended to last about 20 years.

Chp Pietron asked about the waiver of 6 trees in the parking lot, if they would plant those 6 trees somewhere else on the property. Mr. Wait said they had 70 trees to plant in the Fall. There would also not be any mechanical equipment on the roof, with the equipment hosted inside or underground. There would only be 1 or 2 flues or vents.

Trustee Thill inquired about the parking lot, if they would be redoing the parking lot, and was told they would be getting an assessment and would work with the Village on that issue. Trustee Thill also asked about the landscape materials, if they would be using native species, as he was concerned about the migration into the forest preserves. And lastly, Trustee Thill wanted to make sure that the reflective glass was bird friendly, and was told that it would be a slight tint with slight color.

Cmsr Manno moved to approve **Appearance Case AC 20-04, Morton Grove Park District** 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>Aye</u>
Minx	<u>Abstain</u>	Pietron	<u>Aye</u>
Block	<u>Absent</u>		

Chp Pietron moved on to the next agenda item, **Appearance Case AC 20-05, James Bakopoulos, Heavenly Massage, 9328 – 30 Waukegan Road, Requesting an Appearance Certificate for Remodeling Involving the Exterior of an Existing Structure for the Property Commonly Known as 9238 – 30 Waukegan Road, Morton Grove, Illinois (10-18-120-011-0000).**

James Bakopoulos, Property Owner, and Chris Garcia, Architect, Oomo Studio LLC, were present.

Ms. Heidorn, Staff Liaison, started the presentation with an overview describing the project and the site details. They would be remodeling the exterior with an EIFS stucco finish. They claimed that if approved, it would be maintained like new in perpetuity.

Mr. Garcia continued the presentation, saying they were proposing to take down the canopy and make the property feel more modern and beautiful. They would install new coping, new exterior finish, and update the outdated landscaping. They would be changing the existing evergreens to grass with foot path lighting and planters. They would also be adding 3' which was still within Code restrictions. The new signage would remain within code requirements. They would use stucco on two side elements and Hardie board on the front with black siding. They would use heavier duty wire mesh which would make it more durable, and new sealant to protect the stucco product. They would use modern planters, modern exterior wall sconces, and dryvit. They presented material samples, and stated that the antique bronze was being changed to black.

Chp Pietron asked if the dryvit would be used at ground level, and Mr. Garcia said that a rigid insulation would be harder and would absorb less water. They would be going above and beyond the standard specifications.

Cmsr Ingram said that it looks great, that going above and beyond would be fine, but that they will follow up with enforcement. Mr. Garcia said they would provide more information from the material representative.

Cmsr Manno asked about Maier’s Bakery, if the was included as part of the project. Mr. Garcia and Mr. Bakopoulos confirmed that the entire building would be remodeled with the only exception being the back of the building, as that would not be touched. The entire building would continue to be maintained though, and any changes to the landscape plan would need to be submitted to Ms. Heidorn.

Cmsr Minx moved to approve **Appearance Case AC 20-05, James Bakopoulos, Heavenly Massage**, 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>Absent</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 7:49 pm.

Stacy Sopkin

 Minutes by: Secretary Sopkin

Minutes were approved on			
November 2, 2020			
by a voice vote of the			
Commissioners, with the votes 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>		