

MINUTES OF THE NOVEMBER 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
R. Block
D. Hedrick
D. Manno
W. Zimmer (Via Zoom)

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
R. Czerwinski, Village Administrator
T. Hoffman Liston, Corporate Counsel
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 July 6, 2020 meeting.

Cmsr Block moved to approve the July 6, 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>Aye</u>		

Chp Pietron moved on to the next agenda item, **Appearance Case AC 20-06, IM Kensington MG LLC, 6761 Dempster Street, Lot 13 of Kensington Subdivision (10-19-103-001-0000, 10-19-200-007-0000, 10-19-200-010-0000, 10-19-200-009-0000) Requesting an Appearance Certificate and**

Approval of Building Plans Associated With PC 20-14, Requesting a Special Use Permit and an Amendment to a Planned Unit Development (Ordinance 19-03) to Operate a Cannabis Business Establishment.

Dan Rea and John Schoditch, Kensington Development Partners, were present.

Ms. Heidorn, Staff Liaison, started the presentation with an overview describing the project and the site details. Chp Pietron instructed the Commissioners that approvals on this case were based solely on the appearance and not the proposed business being introduced.

Ms. Heidorn introduced Mr. Dan Rea, who continued the presentation. This site would be a retail structure and would be pad ready between 4,000 and 6,000 ft², but were leaning toward the larger size. The parking area would not be affected by this change. They provided a concept floor plan and elevations, with materials within the current Code approvals and development. They would use glass with glazing to protect the business and prevent passersby from seeing inside. The outside would be a brick veneer. They would use the landscape plan previously approved with green space just south of the building with trees and other vegetation.

Chp Pietron asked about lighting, specifically about the light fixtures, site lighting, building mounted fixtures, and Mr. Rea said that it was Code compliant building mounted, and part of the permit package.

Cmsr Block asked if this building was in front of the residential units, and Mr. Rea said that there was an access road running north/south, and the residential units would have their own access road into their property.

Chp Pietron then asked about the trash enclosure, if it would be masonry or metal panel on the south side of the building, and Mr. Rea said there was a blue color panel in keeping with the overall look of the center. At this time, they were looking at 3 or 4 possible tenants, and their brand image would be incorporated and presented when available. Cmsr Ingram was concerned about the wall panel material with regard to fading and maintenance, but was reassured that it was not an issue.

Cmsr Block moved to approve **Appearance Case AC 20-06, IM Kensington MG LLC** as presented. The motion was seconded by Cmsr Ingram.

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 20-07, Pace Suburban Bus, 7202 Dempster Street, 6939 Dempster Street, 6880 Dempster Street, 5998 Dempster Street, and 5941 Dempster Street, Requesting an Appearance Certificate With an Associated Sign Waiver for the Design of Pulse Dempster Line Stations.**

Steven Andrews, Pace Bus, and Steve Brown, ACTB, were present.

Ms. Heidorn, Staff Liaison, started the presentation with an overview describing the project and the site details. This was proposed as several sites along Dempster Street in the right-of-way, and would be known as the Pulse Dempster Line. They would incorporate trash receptacles, artwork, and real-time route boards, as well as local village logos.

Mr. Andrews continued the presentation and said this new bus service would be the Pace Pulse Rapid Transit system and would run from Evanston to Des Plaines to O’Hare Airport. These proposed terminals were not necessarily the final design – there may be some minor modifications. The terminals would include heated shelters, 12” raised platforms, vertical markers with real-time signs, pavement snow-melt systems, bus curbs, customizable shelter panels in polycarbonate materials, trash receptacles, landscaping, and bike racks. The shelters would be heated by overhead heating units. The benches would be aluminum with wooden seats. Pace would be responsible for the maintenance of these bus stations, and there would be a consistent appearance with regard to their branding so that it would be recognizable as the Pulse Line. There would be added street scaping and local designs included. The Harlem location would be ultra-compact due to the location, but would retain similar elements. The locations proposed would be by the CVS and El Sol at Austin Avenue, Morton Grove Park District and Bank of America near Waukegan, and by Kappy’s at Harlem. The shelter across the street at Harlem would be located in Niles, and would not be part of this proposal.

Chp Pietron asked about the maintenance frequency, and was told that the trash would be emptied, the glass and the shelter would be cleaned and this would be weekly. Any vandalism or breakage would be addressed as needed, and they were not proposing security cameras as this would be a highly traveled route and highly visible.

Cmsr Ingram moved to approve **Appearance Case AC 20-07, Pace Suburban Bus**, as presented. The motion was seconded by Cmsr Manno.

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, **Other Business/Public Comment**. There was no other business or public comment.

ADJOURNMENT:

There being no further business, Commissioner Manno moved to adjourn the meeting. The motion was seconded by Commissioner Ingram and approved unanimously pursuant to a voice vote at 7:30 pm.

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