



VILLAGE OF MORTON GROVE
APPEARANCE COMMISSION

Flickinger Municipal Center
6101 Capulina Avenue, Morton Grove, IL 60053

Wednesday, August 6, 2025 - 7:00 P.M.
AGENDA

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

July 1, 2025, Meeting of the Appearance Commission

III. **PUBLIC MEETING**

CASE

AC 25-09

APPLICANT

Lalo's Auto Body

LOCATION

8621 Lincoln Avenue
Morton Grove, Illinois 60053

PETITION

Request for waivers to select sign requirements (Section 10-10)

CASE

AC 25-11

APPLICANT

Steel Fitness Club

LOCATION

5810-14 Dempster Street
Morton Grove, Illinois 60053

PETITION

Request for an Appearance Certificate to allow an exterior color change for a building in a commercial district

IV. **OTHER BUSINESS**

None

V. **CLOSE MEETING**

**MINUTES OF THE JULY 1, 2025
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 Chairperson Pietron. Anne Ryder Kirchner called the roll.

Commissioners Present: Hedrick, Manno, Minx, Pietron, and Zimmer

Commissioners Absent: Dahlberg with notice, Block without notice

Village Staff Present: Anne Ryder Kirchner, Planner/Zoning Administrator

Trustees Present: Minx

Chairperson Pietron proceeded to seek approval of the June 3, 2025 minutes.

Commissioner Minx moved to approve the minutes. Commissioner Manno seconded the motion. Chairperson Pietron called for the vote.

Commissioner Hedrick voting aye
Commissioner Manno voting aye
Commissioner Minx voting aye
Commissioner Zimmer voting aye
Chairperson Pietron voting aye

Minutes approved (5-0)

Chairperson Pietron called for the case.

CASE: AC 25-10

APPLICANT: Napleton Honda of Morton Grove

LOCATION: 6900 Dempster
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate for the installation of a monument sign that is nonconforming due to size, location and lack of a landscape bed

In the case of **AC 25-10**, the applicant is seeking to install a second monument sign for the property. Waivers were given to replace an existing monument sign on Dempster Street in case **AC 24-12**. This application is for a monument sign on Waukegan Road, measuring the same dimensions as the Dempster Street sign. The applicant has revised the plans to only require a waiver for size, it will now have a landscape bed and a conforming setback.

The applicant, architect Simon Yu, confirmed that the sign location has been modified to conform and that a landscape bed will be installed around the monument sign.

Commissioner Manno asked if the sign will be the same as the previously approved sign on Dempster. Mr. Yu said it is the same.

Commissioner Zimmer thanked the applicant for complying with the setback and landscape bed.

Chairman Pietron asked for the interior illumination to not exceed 5,000 Kelvin. Discussion ensued regarding the Dempster sign illumination and the blue panels which are intended to soften the illumination. It was decided that the proposed Waukegan sign will match the illumination of the approved Dempster sign.

There was no public comment.

Commissioner Zimmer moved to approve case AC 25-10, a request for approval of an Appearance Certificate for the installation of a monument sign that is nonconforming due to size. The motion was seconded by Commissioner Minx.

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

Motion passed 5-0.

Hearing no further business, Chairman Pietron moved to adjourn the meeting. The motion was seconded by Commissioner Manno. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:07 p.m.

Minutes by: Anne Ryder Kirchner

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: July 29, 2025

Re: Appearance Commission Case AC 25-09
Request for waivers to select sign requirements (Section 10-10) at 8621 Lincoln Avenue (10-19-202-007-0000). The applicant is Edgar Eduardo Cortes, the property owner and owner of Lalo’s Auto Body.

Project Overview

Edgar Eduardo Cortes, owner of Lalo’s Auto Body, (“Applicant”) filed a complete application for the Appearance Commission’s review and approval of select waivers to the sign requirements to replace the sign faces of an existing nonconforming pole sign at the property commonly known as 8621 Lincoln Avenue, which is located in a C/R Commercial/Residential District.

Subject Property

The subject property is located at the southeast corner of Lincoln Avenue and the Union Pacific Railroad. The property measures approximately 14,214 square feet (.33 acres) in area and has approximately 265 feet of street frontage along Lincoln Avenue. The property to the south is also located in the C/R district and is improved with a condominium building. The triangle-shaped property abuts the Union Pacific Railroad right of way to the north/east and is located across Lincoln Avenue from the Forest Preserves of Cook County.



Subject Property Location Map

Application

The Applicant is proposing to replace the sign faces within an existing nonconforming pole sign located in an existing raised planter bed that runs along the western edge of the property.

Per Section 10-10-5, pole signs are defined as prohibited sign and is therefore nonconforming. Per Section 10-10-9, a nonconforming sign shall be allowed to remain in place so long as it is maintained in good condition, so long as the text, logo or colors of the face of the sign is not changed, or the sign is not otherwise changed, altered, modified or reconstructed, and is not considered an abandoned sign. The Appearance Commission must approve changes to the sign face.

Location Extending Over Village Right-of-way

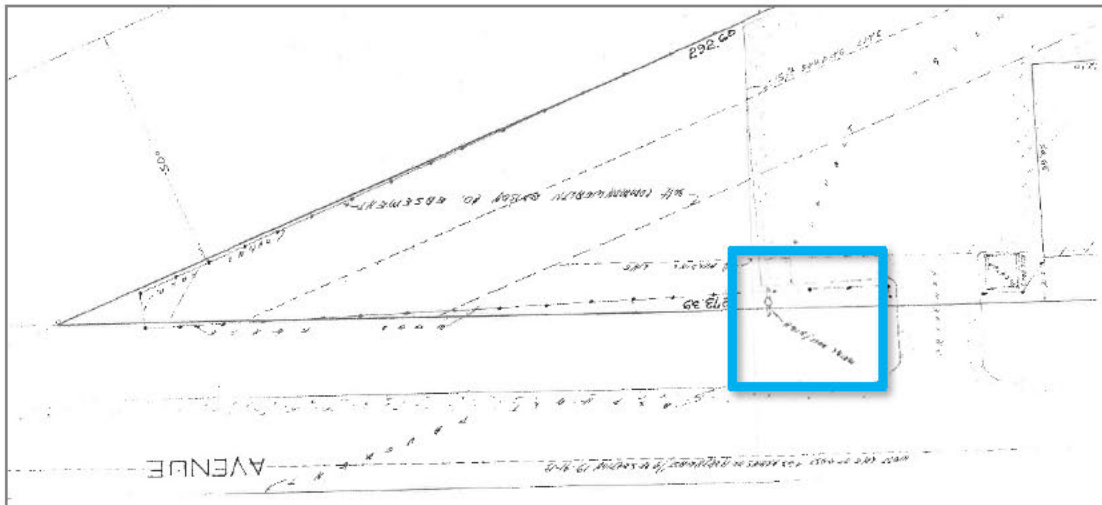
The proposed sign measures seven feet (7’) in height by five feet (5’) in width and will be elevated on a pole with 13 feet (13’) of clearance, providing an overall height of 20 feet (20’). The existing pole sign is in a raised planter bed located at the property line. *The landscape bed has minimal plantings in it currently and Staff recommend that shrubs and other plantings be required as a condition of approval. The applicant should speak to the existing landscaping surrounding the pole sign base.*

Location standards do not exist for nonconforming signs as they are intended to be replaced by permitted sign types. If the pole sign were to be replaced by a compliant monument sign or pylon sign, a setback of half the height of the sign (10 ft.) would be required from the Lincoln Avenue right-of-way.

The sign cabinet extends over the Lincoln Avenue right-of-way by approximately two feet (2'). Per Section 10-10-6, the applicant has complied with insurance requirements for having a sign that extends over the Village right-of-way. The applicant has also entered into an agreement that indemnifies the Village in the event the sign or related maintenance activities harm an individual.



Existing Nonconforming Pole Sign in Raised Planter (LEFT); Proposed Sign Face Replacement (RIGHT)



Existing Sign Location Overhanging Public Right-of-way

Application Summary

The Appearance Commission may approve waivers to the technical requirements of Chapter 10-10 Sign Regulations. For proposed signage, review shall be based on the standards established in Section 10-10-3:E. The following table compares the proposed modified pylon sign with the Village’s pylon sign requirements for the C/R Commercial/Residential District, per Chapter 10-10 of the Municipal Code:

SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
Max. sign quantity (10-10-7:G.3)	Max. 1 sign per 150 ft. street frontage	1 pole sign per 265 ft. street frontage	<i>Compliant</i>
Max. permitted height	Max. 8 ft.	20 ft.	Waiver of 12 Ft. to

(10-10-7:G.3)			allow 20 ft. height
Pylon sign location (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 10 ft. from ROW	0 ft.	Waiver of 10 ft. to allow a setback of 0 ft. from public ROW
Sign extending over right-of-way (10-10-6:F.2)	No sign shall be permitted to extend into the Village's right of way unless it is approved by the Village administrator. Such approval may be conditioned upon proof of insurance, indemnification, and other reasonable conditions.	Administrator approved with required insurance and indemnification.	<i>Compliant</i>
Nonconforming existing signs (10-10-9)	[A nonconforming sign] shall be allowed to remain in place so long as it is maintained in good condition, so long as the text, logo or colors of the face of the sign is not changed, or the sign is not otherwise changed, altered, modified or reconstructed, and is not considered an abandoned sign by this code; otherwise unless approved by the appearance commission as part of its design review process...	Replacement of sign faces in a nonconforming pole sign with zero setback.	Waiver required for location with zero setback and replacement of sign faces.

As outlined in the table above, the proposed pylon signage requires one waiver to the following section of the Morton Grove Municipal Code:

- Section 10-10-9 – A waiver to allow sign face replace for a nonconforming sign type in a nonconforming location.

Appearance Commission Review

In accordance with Section 10-10-3:C.2, the Appearance Commission is charged with reviewing sign permit applications that do not meet technical requirements and determining whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 10, "Sign Regulations" as follows:

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

1. *In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
2. *There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
3. *Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)*
4. *The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. *Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
 2. *The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
 3. *The sign will not:*
 - a. *Cause substantial injury to the value of other properties in the vicinity, or*
 - b. *Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
 - c. *Unreasonably impair the visibility to adjacent property or public right of way, or*
 - d. *Be inconsistent with any approved plan for the building or the district or area where it is located, or*

- e. *Be inconsistent with other signs on the property, or with the architectural character of the building, or*
- f. *Alter the essential character of the neighborhood, or*
- g. *Violate the purpose, spirit, or intent of this code.*

Recommendation

If the Appearance Commission makes a motion to approve the request for waivers to select sign requirements at 8621 Lincoln Avenue, staff recommends the following motion of approval:

Motion to approve Case AC 25-09, a request for replacement of a panel in a nonconforming pole sign at 8621 Lincoln Avenue in Morton Grove, Illinois.

1. The Applicant shall file a final landscape plan for review and approval by the Community Development Administrator prior to issuance of a sign permit that demonstrates the landscape bed will be planted or maintained with shrubs at least three feet (3') in height at planting. The plan may also include perennials, turf, or other live ground cover in accordance with Section 10-10-7:G.5.
2. All landscaping shall be continually maintained in accordance with the approved landscape plan and all planting areas shall be kept free of weeds and debris.



Appearance Commission Application

Village of Morton Grove Department of Community & Economic Development
6101 Capulina Avenue, Morton Grove, Illinois 60053 | 847-663-3063 | commdev@mortongroveil.org

Case Number: 25-08 Date Application Filed: 5/1/2025

APPLICANT INFORMATION

Applicant Name: Lalo's Auto Body

Applicant Address: 8621 A, 8621 Lincoln Ave. Morton Grove, IL 60053

Applicant City / State / Zip Code: Morton Grove, IL 60053

Applicant Phone: [REDACTED] Mobil / Other: (____)

Applicant Email: [REDACTED]

Applicant Legal Interest in Property (Owner, Tenant, Etc.): Edgar Eduardo Cortes

Applicant Signature: Lalo

PROPERTY INFORMATION

Common Address of Property: 8621 A, 8621 Lincoln Ave Morton Grove

Property Identification Number (PIN): 10-19-202-007-0000

Zoning District: CR Property's Current Use: Body Shop

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting Appearance Commission approval for the following:

Use of Existing Pole Sign on property.

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):

Existing Pole Sign on property use for Business identification.

**Sign is in good shape , we plan to do upgrades including
New Coat of Black Paint on Sign Cabinet.**

We Plan to be in Compliance with the Village before investing in Sign.



Village of Morton Grove
 Department of Buildings
 6101 Capulina, Morton Grove, IL 60053
 Phone: 847/ 470-5214 Fax: 847/ 663-6185

SIGN APPLICATION

All information below must be filled in prior to submission (Please Print):

Date Filed: 5/20/2024 Tax Index #: 4242-8335 - - - - -

Project Address: 8621 Lincoln Ave Unit # _____

Project Description: Sign Construction Value: \$ 2000

<i>Office Use Only</i>
Permit #: _____
Date Issued: _____

Property Owner: <u>Edgar Eduardo Cortes</u>	Contractor: <u>PDI Chicago LTD</u>
Address: <u>8621 Lincoln av Morton Grove</u>	Address: No P.O. Box <u>301 W. Hintz Rd B9</u>
City / State / Zip Code: <u>Chicago IL 60053</u>	City / State / Zip Code: <u>Whiting IL 60090</u>
Phone #: Email:	Phone #: Email:
Name of Business: Contact Name: <u>Latos Auto Body</u>	Electrical Contractor: <u>Exsting Electrical</u>
Address: <u>8621 Lincoln Ave</u>	Address: No P.O. Box
City / State / Zip Code: <u>Morton Grove IL 60053</u>	City / State / Zip Code:
Phone #: Email:	Phone #: Fax #:

Requirements:

Required Submissions - This application must be accompanied by the following:

- Construction Plans (3 sets)

Required Inspections - When this permit is approved, the following inspections will be made. The applicant is required to request these inspections at least (24) twenty-four hours in advance, and them Authorized agent must be present.

- Final - Electrical/Sign
- Finalize Sign

Required Fees

When this permit is granted, the following fees must be paid. The amount of the fees will be calculated based on the Plans submitted.

Sign..... \$ _____

STRUCTURAL CHARACTERISTICS

(Fill in
Appropriate Column
Each Sign)

Freestanding	Wall		Mansard	Canopy	Awning	Other
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Length of street frontage (unit of multi-tenant)

RECORD MEASUREMENTS IN TENTHS (Feet)
(Example: 4.2 Feet)

Height	7'						
Width	5'						
Area (Sq. Ft.)	35						
Overall Height (From finished grade)	20'						
Electric – provide one-line drawing							

ILLUMINATION:

NEON FLUORESCENT INCANDESCENT LED
 TOTAL CANDLE POWER OUTPUT (DIVIDE TOTAL LUMENS BY 12.57 TO OBTAIN TOTAL CANDLEPOWER AT THE SOURCE/SIGN) _____

NOTE: ALL HOLES IN BUILDING WALLS MUST BE PATCHED AND PAINTED PRIOR TO ANY NEW OR REPLACEMENT SIGNS BEING INSTALLED.

 The undersigned hereby makes application for a permit to erect a building / structure, etc. in the Village of Morton Grove and in accordance with the ordinances of the Village of Morton Grove and in accordance with the plans and specifications herewith submitted and filed in consideration of the issuance of this permit, and other good and valuable considerations the receipt of which is hereby acknowledged, we/I do hereby agree and covenant to forever hold harmless the Village of Morton Grove, Its agents and employees, and to save them from all costs, claims, suits, demands, and actions arising from or through or because of or in any way connected with any work performed or being done in the excavation, construction, building, or finishing of the premises for which this permit is issued.

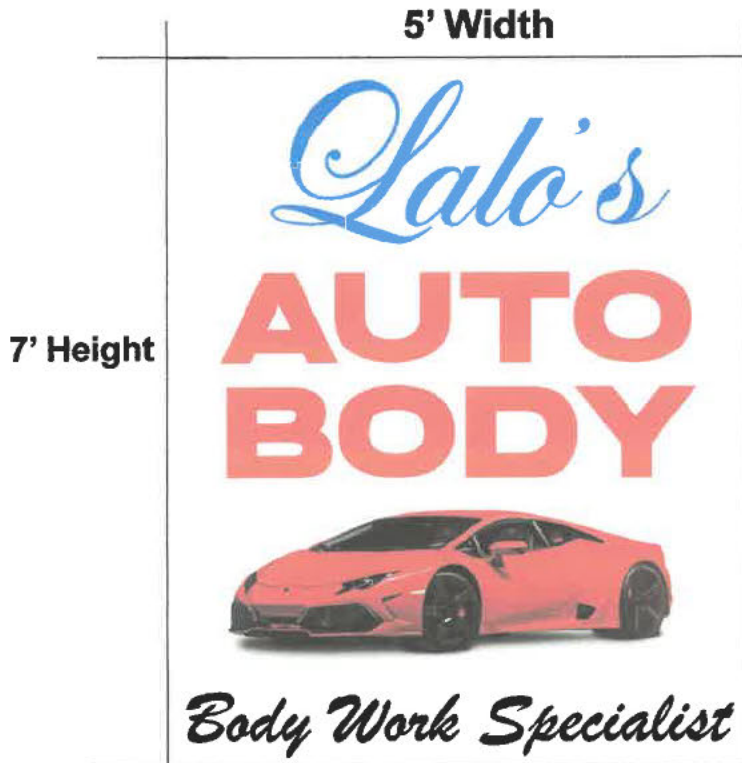
Date: 5 / 1 / 2025 Contractor: _____

Date: 5 / 1 / 2025 Property Owner: Edgar Eduardo Cortes

Date: 5 / 1 / 2025 Building Commissioner: _____

**Lalo's
Auto Body**
8621 A, 8621 Lincoln Ave,
Morton Grove, IL 60053

New Sign faces with Company Logo (Info)



.Remove Old Sign Faces

New Polycarbonate Sign Faces.
White 1.50mm thick (5' Width x 7' Height)

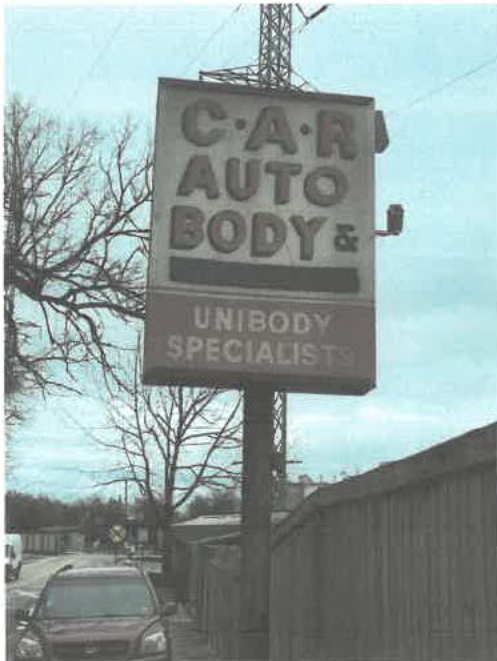
.Quantity 2

.Full Color Digital Print Car Image
(W/ lamination)

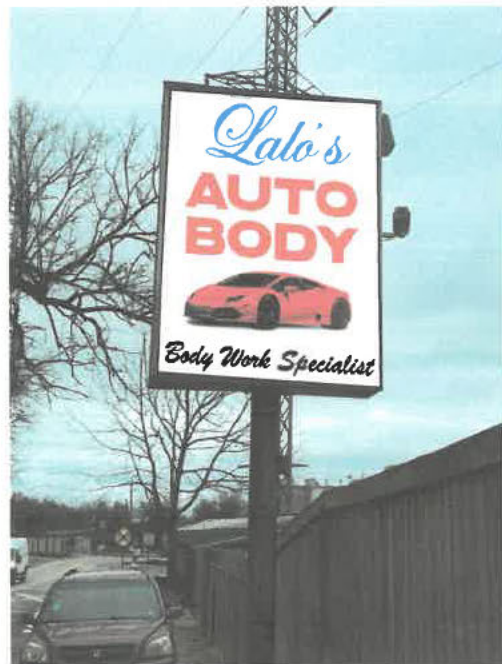
.Out door grade Cast Sign Vinyl
applied to sign faces.

. Replace old T12 Bulb with low Voltage
Retro fit LED Light Fixtures.
Non Electrical Required.

Existing Sign



**Existing Sign
Proposed New Sign Faces**





To: Chairperson Pietron and Members of the Appearance Commission

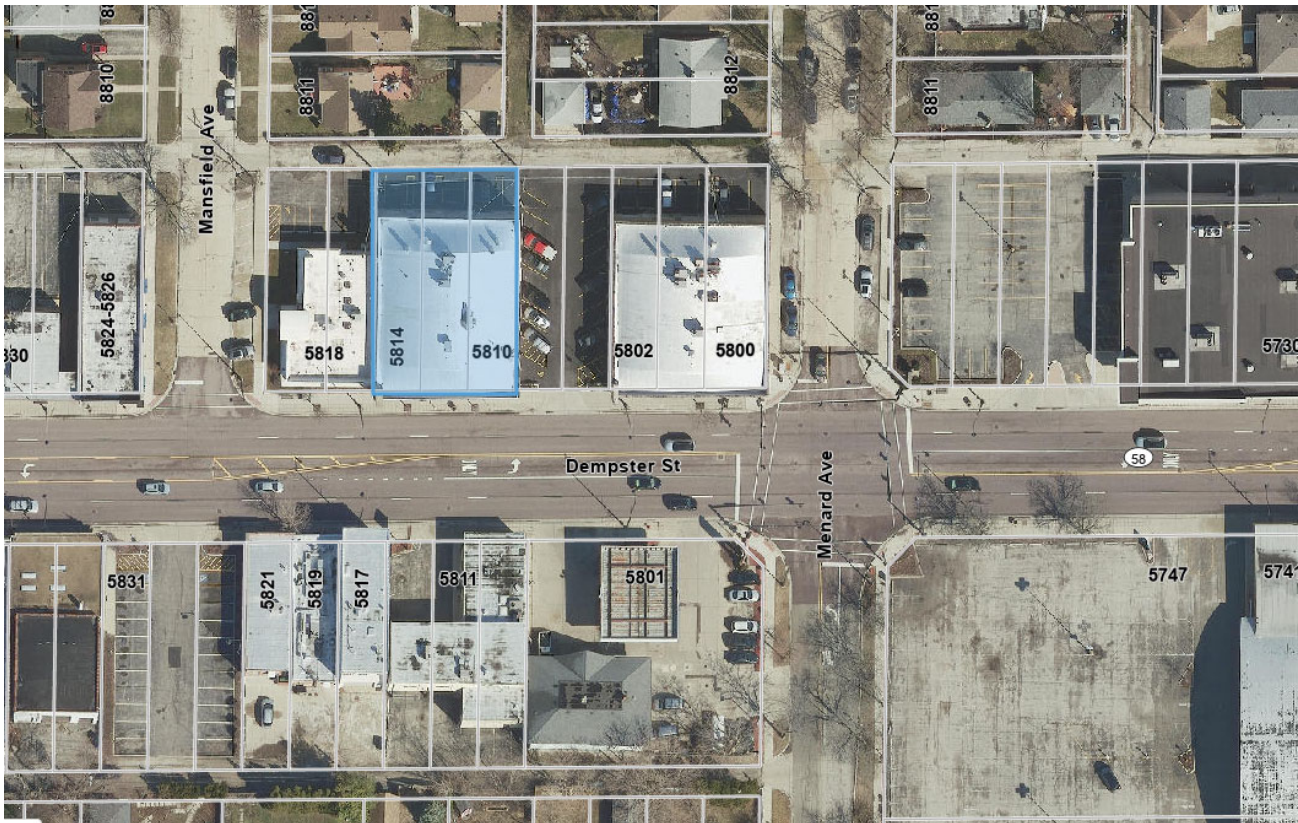
From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: July 29, 2025

Re: **Appearance Commission Case AC 25-09**
Request for an Appearance Certificate to allow an exterior color change for a building in a commercial district at the property commonly known as 5810-14 Dempster Street (PIN 10-17-427-032-0000, 10-17-427-033-0000, 10-17-427-034-0000) in Morton Grove, Illinois, all within a C-1 General Commercial District, pursuant to Section 12-12-1:C.2. The applicant is Boris Jozic, owner of Steel Fitness Club located at the subject property.

Project Overview

Boris Jozic (“applicant”) submitted a complete application and commercial design workbook to the Department of Community and Economic Development requesting approval of an Appearance Certificate to change the exterior color of the commercial building located at 5810-14 Dempster Street (“subject property”), in accordance with Section 12-12-1:C.2 of the Unified Development Code. The subject property is located on the north side of Dempster Street. The subject property is zoned within the C-1 General Commercial District and is surrounded by other commercial properties in the C-1 district to the east, south, and west. Properties to the north across an alley are zoned R-2 Single-family Residence District and improved with single-family homes.



Subject Property Location Map

Façade Color Change

The applicant is proposing to paint the exterior of the subject property a dark gray (“temptation” by Benjamin Moore). The existing façade is an unpainted orange brick that is original to the structure. The applicant is not changing any materials or colors on the remainder of the façade. It should be noted that the subject property is one of a pair of buildings that are nearly identical in construction and appearance, adjoin a shared central parking aisle, and are under unified ownership. Given the scrutiny surrounding other façade color changes along the Dempster Street corridor and the presence of an aesthetically identical building next door, Staff requested that the applicant seek approval from the Appearance Commission for the color change.



Photos of Subject Property (5810-14 Dempster Street) and adjacent building (5800-02 Dempster Street)



Rendering of Proposed Paint Color

Appearance Commission Review

In accordance with Unified Development Code Section 12-12-1:C, an Appearance Certificate is required prior to changing the exterior color of any building located in a commercial district, if that color is deemed not to be compatible by the building commissioner and/or his/her designee.

Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D.) established in the Code are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
 - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
 - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
 - e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
 - f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
 - g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
 - h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate to allow the change to the exterior color at the property commonly known as 5810-14 Dempster Street (PIN 10-17-427-032-0000, 10-17-427-033-0000, 10-17-427-034-0000) in Morton Grove, Illinois, staff recommends the following condition of approval:

- 1) *Upon completion of the exterior painting, the owner/applicant shall provide the Village with images of the façade to confirm that work was completed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such exterior painting is 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 return the façade to the previous unpainted condition or file an application for an amendment to the Appearance Certificate.*



Incredibly Close ✦ Amazingly Open

Appearance Commission Application

Village of Morton Grove Department of Community & Economic Development

6101 Capulina Avenue, Morton Grove, Illinois 60053 | 847-663-3063 | commdev@mortongroveil.org

Case Number: _____ Date Application Filed: 07.15.2025

APPLICANT INFORMATION

Applicant Name: BORIS Jozic

Applicant Address: 5814 Dempster

Applicant City / State / Zip Code: Morton Grove IL 60053

Applicant Phone: [REDACTED] er: (____) _____

Applicant Email: [REDACTED]

Applicant Legal Interest in Property (Owner, Tenant, Etc.): Tenant

Applicant Signature: 

PROPERTY INFORMATION

Common Address of Property: 5810-12-14 Dempster St, MG

Property Identification Number (PIN): 10-17-427-(032,033+034)0000

Zoning District: _____ Property's Current Use: _____

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting Appearance Commission approval for the following:

Exterior paint color change for the building location
5810-12-14 Dempster st, Morton Grove

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):

The proposed exterior paint is part of a visual
improvements. The new color scheme is
designed to enhance curb appeal, attract
drive by and foot traffic, and reflect a clean
professional, and updated aesthetic.

Commercial Design Workbook

The Village of Morton Grove continuously works to preserve and improve the appearance of the community. Chapter 12-12, "Design Standards," of the Morton Grove Unified Development Code (Title 12) was adopted to enhance the appearance of all properties in the Village as they relate to their surroundings and the community. **Section 12-12-1:C.2 requires the owners of buildings in commercial zoning districts seeking to change their building's exterior color or material to submit a design workbook demonstrating how the exterior modification is compatible with the existing neighborhood. Any project deemed by Village staff not to be compatible must be sent to the Appearance Commission for review.**

The Commercial Design Workbook was developed to help property owners, builders, and developers maintain the exterior of a commercial building in a manner that respects the context in which it is located, including the neighborhood, block, adjacent buildings, and site, and enhances the overall appearance of the property and the commercial corridor. Upon review of the Commercial Design Workbook by Village staff, the applicant may be required to appear before the Appearance Commission to request approval of the proposed exterior plans. In this case, staff will notify the applicant as soon as possible, provide the Appearance Commission Application, and guide the applicant through the process of review.


Please answer all of the questions in the workbook to the best of your ability. Some questions may be more easily answered with the assistance of a design professional, such as an architect, developer, or landscape architect. We encourage you to seek assistance if necessary.

EVALUATION STANDARDS

Pursuant to Section 12-12-1:D.1 of the Unified Development Code, the following standards must be used when evaluating a design submission:

- Property Values:** Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
- Inappropriateness:** A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
- Similarity/Dissimilarity:** A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
- Safety:** A building whose design or color might, due to the building's location, be distracting to vehicular traffic may be deemed a safety hazard.

PROJECT SUMMARY

Address of Project	5814 Dempster	Project Type	<input checked="" type="checkbox"/> Paint color change
Zoning District			<input type="checkbox"/> Material color change
Business/Org. Name	Steel Fitness Club		<input type="checkbox"/> Other: _____
Applicant Name	BORIS DOJIC	Building Occupancy	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied
Applicant Address		Project Description	
Applicant Phone		Applicant Signature	
Applicant Email			
STAFF USE ONLY			
Commission Review	<input type="checkbox"/> Required <input type="checkbox"/> Not Required	Staff Approval	

YOUR BLOCK

Submit photographs of your block (both sides), identifying your property and the buildings, and answer the following questions.

How many floors do most of the buildings have on your block?
(Check all that apply.)

- | | |
|---------------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> 1 Story | <input type="checkbox"/> 1.5 Story |
| <input type="checkbox"/> 2 Story | <input type="checkbox"/> 2.5 Story |
| <input type="checkbox"/> 3 Story | <input type="checkbox"/> 3+ Story |

What are the colors of the facades of the buildings on your block?
(Check all that apply.)

- | | | |
|--------------------------------|--------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Beige | <input type="checkbox"/> Red | <input type="checkbox"/> Blue |
| <input type="checkbox"/> White | <input type="checkbox"/> Brown | <input type="checkbox"/> Black |
| <input type="checkbox"/> Grey | <input checked="" type="checkbox"/> Yellow | <input checked="" type="checkbox"/> Other |

What are the facade materials facing the street of the buildings on your block?
(Check all that apply.)

- | | |
|-------------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Siding | <input type="checkbox"/> Stone |
| <input type="checkbox"/> EIFS/Stucco | <input type="checkbox"/> Wood |

Other materials and colors not listed:

What are the types of buildings on your block?
(Check all that apply.)

- | | | | | |
|------------------------------------------------|----------------------------------------|-------------------------------------------|------------------------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Storefront | <input type="checkbox"/> Institutional | <input type="checkbox"/> Single-family | <input type="checkbox"/> Recreational | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Shopping center | <input type="checkbox"/> Industrial | <input type="checkbox"/> Multi-family | <input type="checkbox"/> Historical | |
| <input type="checkbox"/> Office/Medical | <input type="checkbox"/> Mixed-use | <input type="checkbox"/> Drive-through/in | <input type="checkbox"/> Contemporary (1990-present) | |

What are the architectural details of the surrounding buildings?
(Check all that apply.)

- | | | | | |
|------------------------------------|--------------------------------------|---------------------------------------------|---------------------------------------------|---------------------------------|
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Cornices | <input type="checkbox"/> Projections | <input type="checkbox"/> Defined entries | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Overhangs | <input type="checkbox"/> Gable Roofs | <input type="checkbox"/> Recesses | <input type="checkbox"/> Material variation | |
| <input type="checkbox"/> Columns | <input type="checkbox"/> Lighting | <input type="checkbox"/> Pedestrian arcades | <input type="checkbox"/> Storefront windows | |

What are the landscape features of your block?
(Check all that apply.)

- | | | | | |
|--------------------------------------------------|-----------------------------------------------|-----------------------------------------|-------------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Street Trees | <input type="checkbox"/> Baskets | <input type="checkbox"/> Hedges | <input type="checkbox"/> Sculptures | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Private Trees | <input type="checkbox"/> Foundation Plantings | <input type="checkbox"/> Bushes | <input type="checkbox"/> Native Plantings | |
| <input type="checkbox"/> Flower Beds | | <input type="checkbox"/> Yard Furniture | <input type="checkbox"/> Rain Gardens | |

YOUR PROJECT

Submit a photo of your building with proposed color and material changes annotated and answer the following questions.

Proposed facade color(s)

Gray

Proposed facade material(s)

Existing brick

Material Manufacturer(s)

Benjamin Moore

Explain how the colors and materials to be used are compatible with the surrounding neighborhood and the building's current and future use(s).

The proposed paint colors are neutral, modern and clean consistent with commercial standards along Dempster street.

Proposed/existing architectural details

Proposed/existing landscaping

Proposed/existing signage

Explain how the proposed and existing architectural details, landscaping, and signage contribute to an attractive commercial corridor.



STEEL

ENTRANCE



STEEL

FITNESS

