

MINUTES OF THE JULY 6, 2016
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 Zimmer, who led the assemblage in the Pledge of Allegiance. Secretary Sopkin called the roll. In attendance were:

Members of the Commission Present:

B. Zimmer (Chairperson)
R. Block
P. Minx
M. Ingram
D. Manno
D. Hedrick

Members of the Commission absent:

None

Village Staff Present:

D. Argumedo, Zoning Administrator/Land Use Planner/Staff Liaison
J. Thill, Trustee/Commission Liaison
R. Minx, Trustee

Chp Zimmer now announced the first order of business which was the approval of the minutes of the April 4, 2016 meeting.

Cmsr Block moved to approve the April 4, 2016 minutes as presented. The motion was seconded by Cmsr Manno. Secretary Sopkin called the roll. The vote was as follows:

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

Chp Zimmer moved on to the next agenda item, **Appearance Certificate Case AC 16-05, Connel Covaci, CD Construction, 9134 Waukegan Road, Requesting an Appearance Certificate for Façade Improvement.**

Cornel Covaci, CD Construction, was present.

Mr. Covaci described the present condition of the property as aged and old looking, and stated that this project was to improve and modernize the property. They proposed to increase the window area, cover the brick with durable wood-like aluminum siding, add new lights and remove the awning. They would increase the façade to the height of the neighboring business. Mr. Covaci presented a material sample of the siding panels, which were dark brown in color.

Cmsr Block asked about the tenant, and Mr. Covaci said that they were the property owner, and would use this facility as their offices. Chp Zimmer asked about an offset color, and Mr. Covaci said that the windows and the siding would be dark brown. Chp Zimmer also asked if they would maintain the fencing in front of the property, which belonged to the Village. Mr. Covaci said that they would maintain it along with the landscaping in front of the property.

Trustee Thill asked if this would be a showroom or just office space, and Mr. Covaci said that they would have pictures on the wall of their work, but it would not be a showroom. There would be

parking in back, and they don't anticipate hosting more than one client at a time. Trustee Thill inquired about sales tax, but Mr. Covaci said they only paid sales tax on the merchandise they used in their projects, and would be passed along in the cost of the project.

Cmsr Ingram asked about the materials listed on the drawings, since it differed in what was presented. Mr. Covaci said that the architect got it wrong on the plans, that they would not be using cement board as listed, but rather the aluminum as presented. He would have the plans amended to correctly represent the materials to be used.

Cmsr Ingram moved to approve **Appearance Certificate Case AC 16-05, Cornel Covaci, CD Construction, 9134 Waukegan Road**, as presented. The motion was seconded by Cmsr Hedrick.

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

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

Chp Zimmer moved on to the next agenda item, Other Business/Public Comment.

Cmsr Block asked about the Animal Hospital project, as they have not seen any activity on the property. Staff Liaison Argumedo said that they just received their permits from MWRD and IDOT, as there was some confusion as to whether they needed these permits or not. They will also need to have all their contractors licensed by the Village, which has been part of the delay in getting this project started. They should be breaking ground soon.

Chp Zimmer asked about the Dunkin Donuts project, and Staff Liaison Argumedo said that they were reviewing their options, but also just received their special use permit. If they decide to make any further changes, they might have to come back for a new special use permit and further review.

Chp Zimmer also asked about the apartment building at 8700 Waukegan, and Staff Liaison Argumedo said there were internal discussions on this and that there were some issues to be worked out, including with the neighbors.

ADJOURNMENT:

There being no further business, Commissioner Hedrick moved to adjourn the meeting. The motion was seconded by Commissioner Block and approved unanimously pursuant to a voice vote at 7:15 pm pm.

Stacy Sopkin

Minutes by: Secretary Sopkin

Minutes were approved on			
August 1, 2016		by a voice vote of the	
Commissioners, with the votes as follows:			
Ingram	<u>Aye</u>	Minx	<u>Aye</u>
Hedrick	<u>Aye</u>	Block	<u>Absent</u>
		Manno	<u>Aye</u>