To: **Chairperson Zimmer and Members of the Appearance Commission**

From: **Nancy Radzevich, AICP, Community and Economic Development Director**
                    Dominick Argumedo, AICP, Zoning Administrator/Land-Use Planner

Date: **June 29, 2016**

Re: **Appearance Commission Case AC 16-05**
                    Cornel Cavaci/CD Construction – 9134 Waukegan Road
                    Request for Appearance Certificate for Façade Improvements

Introduction

Mr. Cornel Cavaci, owner of CD Construction and 9134 Waukegan, is applying for an Appearance Certificate for façade improvements to his 9134 Waukegan Road location. The property is located on the west side of Waukegan Road just south of the intersection of Waukegan Road and Church Street.

The applicant is proposing to alter the current structure as follows:
1. Remove the existing protruding, decorative canopy/header that runs along the top of the existing storefront;
2. Remove the existing door and the four existing windows and replace with new door and sidelight and three expanded storefront windows;
3. Install new siding that will have the appearance of wood; and
4. Installation of decorative lighting fixtures along the front facade.

A color rendering and the elevations, with materials and specifications is included in the Commission's packets. In addition, the applicant will bring material samples and colors to the July 6th meeting.

While no signage is shown on the submitted elevations, the applicant has stated that he expects that the proposed signage will meet Village sign requirements per Section 10-10-7:F.

Appearance Commission Review

In accordance with Unified Development Code Section 12-16-2:C.1, an appearance certificate is required for exterior renovation of any commercial structure before a building permit may be issued. 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)*

APPEARANCE COMMISSION APPLICATION

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Village of Morton Grove Department of Community Development

6101 Capulina Avenue Morton Grove, Illinois 60053
(847)470-5231 (p)   (847)965-4162 (f)

CASE NUMBER: AC 16-05   DATE APPLICATION FILED: 6/16

APPLICANT INFORMATION

Applicant Name: Cornelius Covaci

Applicant Address: 5107 Estes Ave

Applicant City / State / Zip Code: Skokie IL 60077

Applicant Phone: (847) 980-9857

Mobil / Other: (847) 980-9857 or 847-912-3398

Applicant Email: cdmrinc@gmail.com

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

Applicant Signature: _Covelus Covaci_

PROPERTY INFORMATION

Common Address of Property: 9134 Waukegan RE Morton Grove, IL 60053

Property Identification Number (PIN): _____

Zoning District: _____   Property's Current Use: Office

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

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

Updating the facade of the office space

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

Renovating office space on the interior would like to update exterior look as well.
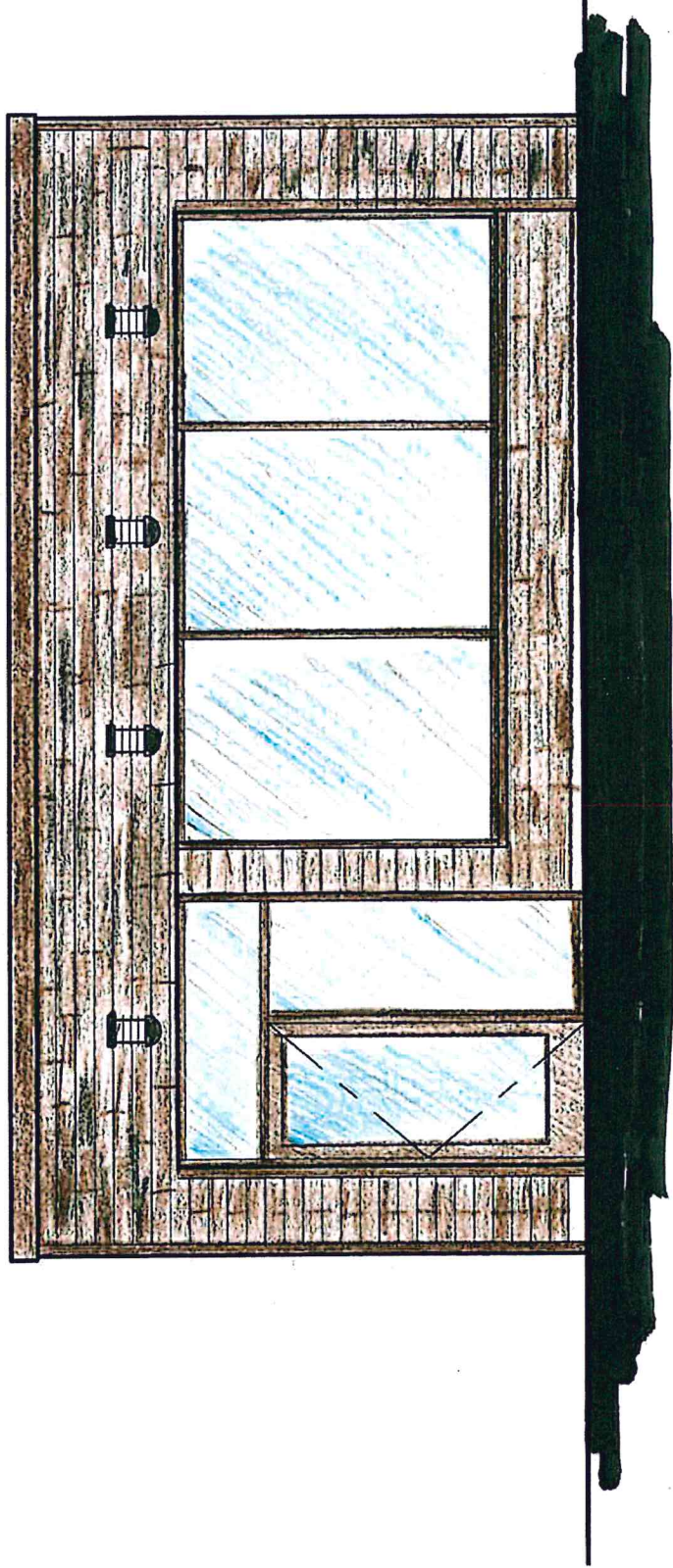
1   FRONT ELEVATION
1/4" = 1'-0"

9134 WAUKEGAN RD.

SURFACE MOUNTED DECORATIVE
LIGHT FIXTURE, PROVIDED BY OWNER.
EXACT LOCATION TO BE VERIFIED IN
FIELD WITH OWNER, TYPICAL

2x8 TRIM BOARD IN FRONT OF SIDING
STAIN TO MATCH CEMENT BOARD SIDING

DASHED LINE REPRESENTS
TOP OF EXISTING FASCIA.

EXISTING WOOD FRAMED FASCIA TO BE
REMOVED BACK TO ALIGN WITH FACE OF
MASONRY PIERS. PROVIDE NEW 2x6 WOOD
FRAMING, 16" ON CENTER, ON TOP OF
EXISTING FASCIA TO EXTEND HEIGHT OF
FASCIA. FINISH FRAMING WITH ¾" FIRE
TREATED PLYWOOD AND CEMENT BOARD
SIDING WITH 5" EXPOSURE AND MISC
CORNER TRIMS. SIDING TO HAVE FAUX
WOOD APPEARANCE. INSTALL PER
MANUFACTURERS RECOMMENDATIONS.
EXACT COLOR TO BE SELECTED BY OWNER,

NEW ALUMINUM WINDOW SYSTEM, "US
ALUMINUM" OR EQUAL, WITH
1" INSULATED GLASS SYSTEM, OR APPROVED
EQUAL. DARK BRONZE ANODIZED FINISH.
INSTALL ON TOP OF EXISTING MASONRY
KNEE WALL CONSTRUCTION.

EXISTING MASONRY KNEE WALL
CONSTRUCTION, INSTALL NEW ¾" METAL
FRAMING WITH ¾" FIRE TREATED PLYWOOD
AND CEMENT BOARD SIDING WITH 5"
EXPOSURE. SIDING TO HAVE FAUX WOOD
APPEARANCE. INSTALL PER
MANUFACTURER'S RECOMMENDATIONS.
EXACT COLOR TO BE SELECTED BY OWNER

1'-8"

11'-0"

9'-0"

7'-1"

1'-9"

1 FRONT ELEVATION
3/8" = 1'-0"