

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

**From: Dominick Argumedo, AICP, Zoning Administrator/Land-Use Planner**

**Date: November 30, 2016**

**Re: Appearance Commission Case AC 16-10  
Request for an Appearance Certificate for a new restaurant "Moretti's" on  
a 2 acre parcel located at 6415 Dempster Street, in accordance with Sec.  
12-16-2:C of the Village Code**

### **Introduction**

DDCA Architects, on behalf of Ala Carte Entertainment, is applying for an Appearance Certificate for a new restaurant at 6415 Dempster Street. The two (2) acre subject property is located on the south side of Dempster Street between Lincoln Avenue and Narragansett Avenue. The applicant team is proposing to build a new 12,547 sq. ft. restaurant, "Moretti's", with a 1,795 sq. ft. mezzanine and 172 parking spaces at the current vacant parcel. The proposal is a by-right development and is compliant with all zoning regulations.

### **Appearance Certificate Requirements**

Per Section 12-16-2:C. of the Unified Development Code, an Appearance Certificate is required for building design (Sec. 12-12) and landscaping (Sec. 12-11) for all new construction except for one-and two-family residences, unless such residences are deemed not to meet the standard of Chapter 12-11.

### **Appearance Commission Review**

In accordance with Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, landscape plans 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 11, "Landscaping And Trees", and 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)

The Landscape Design Standards (Sec. 12-16-2:C.2) established in the Code are as follows:

C. Landscape Design Standards:

- 1. Landscape elements included in these criteria are all forms of planting and vegetation, ground forms, rock groupings, water patterns and all visible construction, except buildings and utilitarian structures.
- 2. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced. Modification to topography will be permitted where it contributes to good appearance and does not adversely affect adjacent properties.
- 3. Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting and stable appearance for walking, and if seating is provided, for sitting.
- 4. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axis.
- 5. Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
- 6. Plant material shall be selected for interest in its structure, texture, color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- 7. In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone, gravel and cobbles shall be used. Carefully selected plants as noted on the following lists shall be combined with such materials where possible.



# APPEARANCE COMMISSION APPLICATION

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: \_\_\_\_\_ DATE APPLICATION FILED: 11-30-2016

## APPLICANT INFORMATION

Applicant Name: DDCA ARCHITECTS JOHN SWIERK  
Applicant Address: 3321 ROUTE 31  
Applicant City / State / Zip Code: PRAIRIE GROVE, IL. 60012  
Applicant Phone: (815) 444-8444  
Mobil / Other: (815) 482-1942  
Applicant Email: JSWIERK@DDCAARCHITECTS.COM  
Applicant Legal Interest in Property (Owner, Tenant, Etc.): ARCHITECT  
Applicant Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Common Address of Property: 6415 W. DEMPSTER MORTON GROVE IL  
Property Identification Number (PIN): \_\_\_\_\_  
Zoning District: C-1 Property's Current Use: VACANT

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

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

MORETTIS

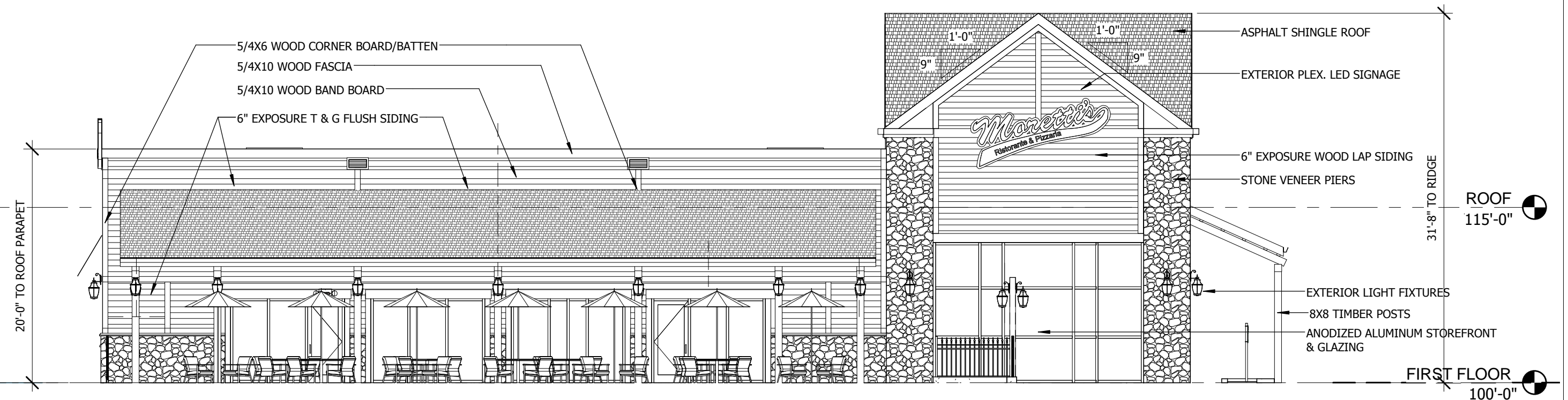
2. Please provide detailed information to explain the reason(s) for the request (attach additional sheets as necessary):

NEW BUILDING CONSTRUCTION, 11X17'S PREVIOUSLY  
SUBMITTED



## NORTH ELEVATION- MORETTI'S -MORTON GROVE

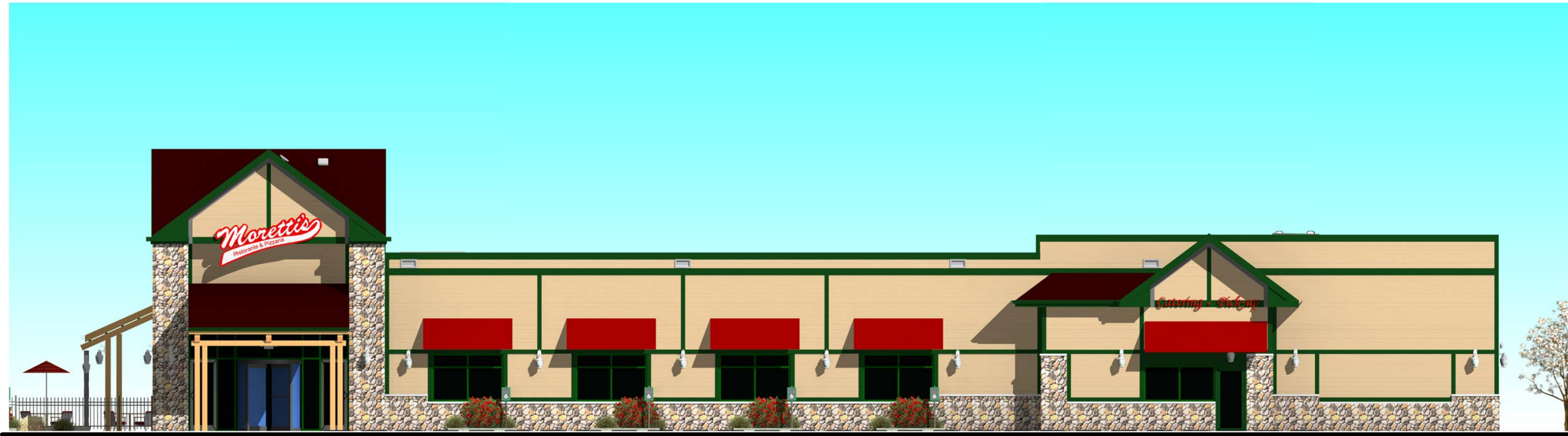
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## NORTH ELEVATION- MORETTI'S -MORTON GROVE

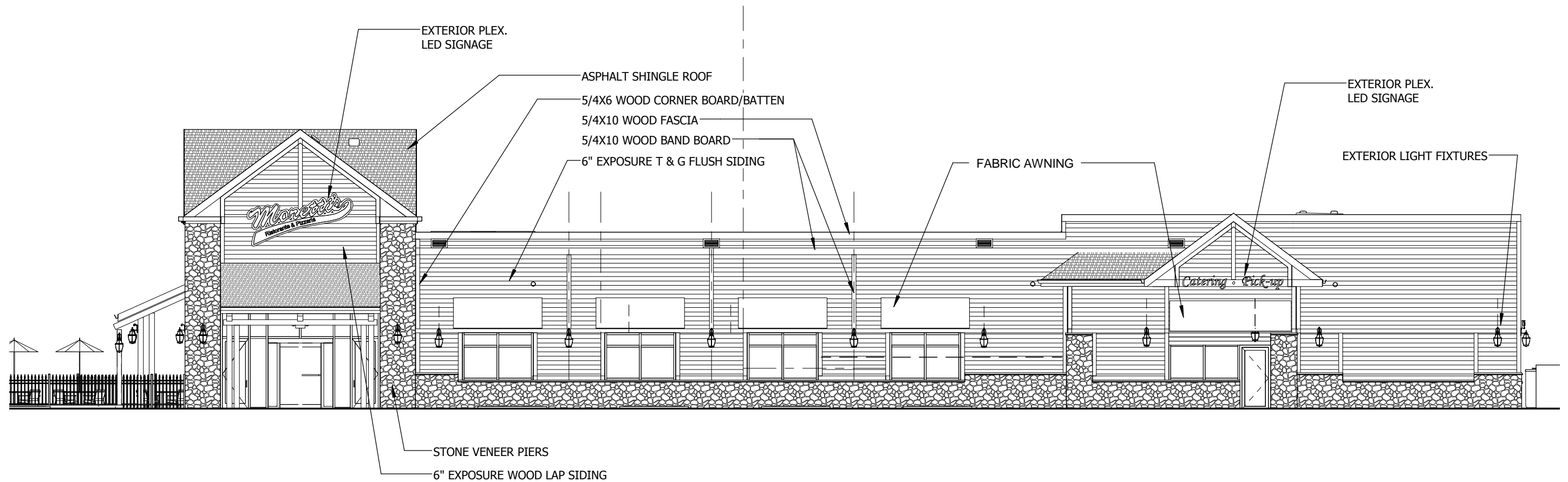
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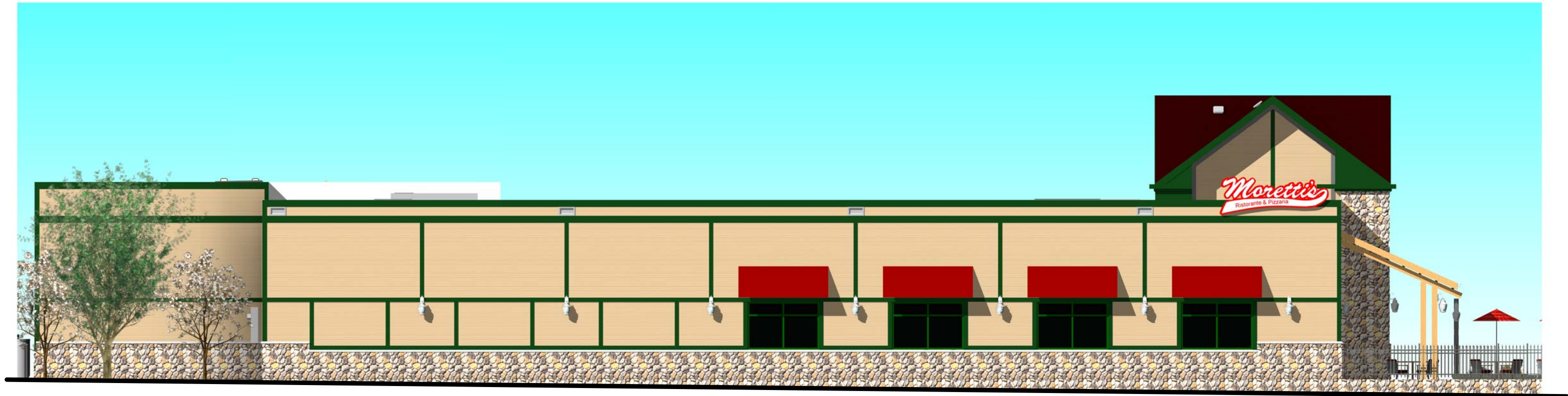
## WEST ELEVATION- MORETTI'S -MORTON GROVE

SCALE : 3/32" =1'-0"



## WEST ELEVATION- MORETTI'S -MORTON GROVE

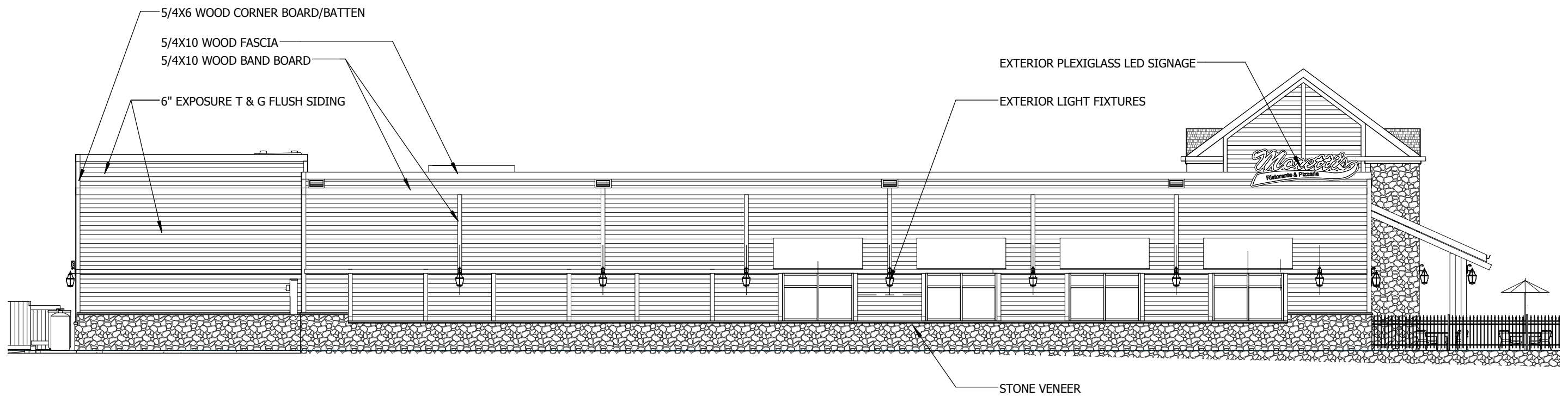
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## EAST ELEVATION- MORETTI'S -MORTON GROVE

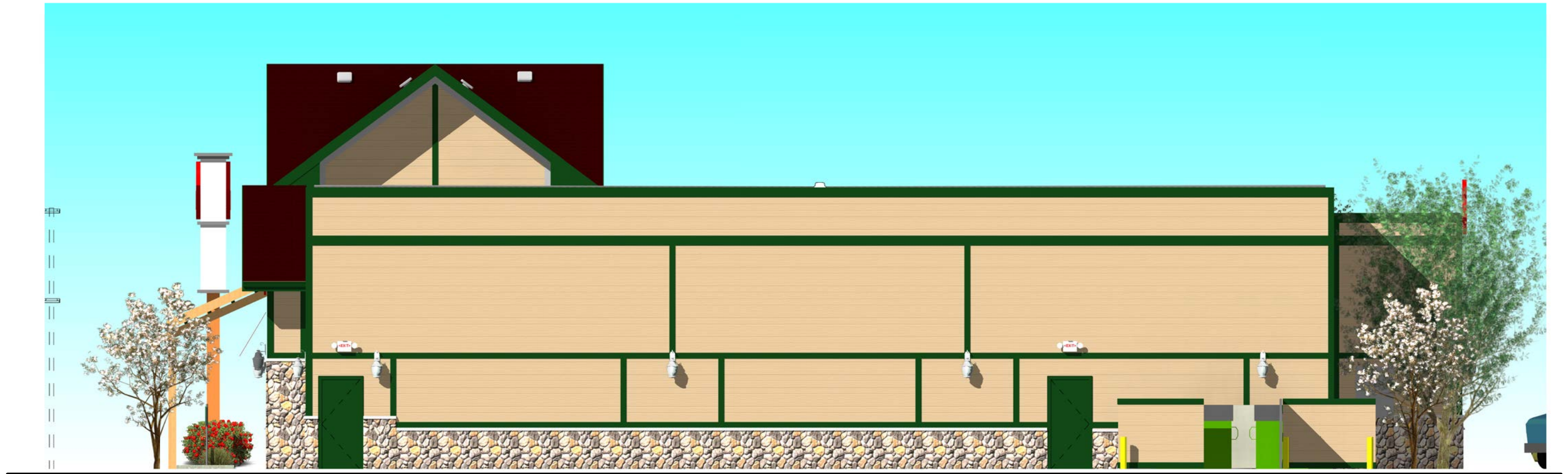
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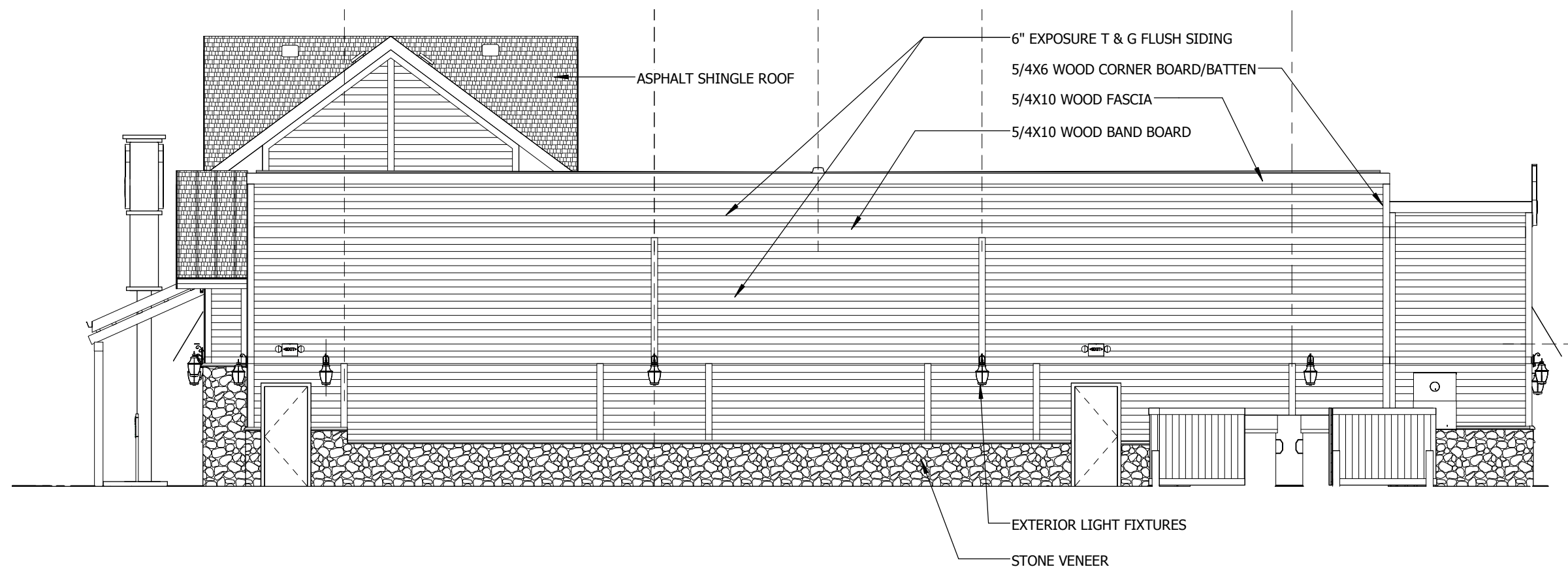
## EAST ELEVATION- MORETTI'S -MORTON GROVE

SCALE : 3/32" =1'-0"



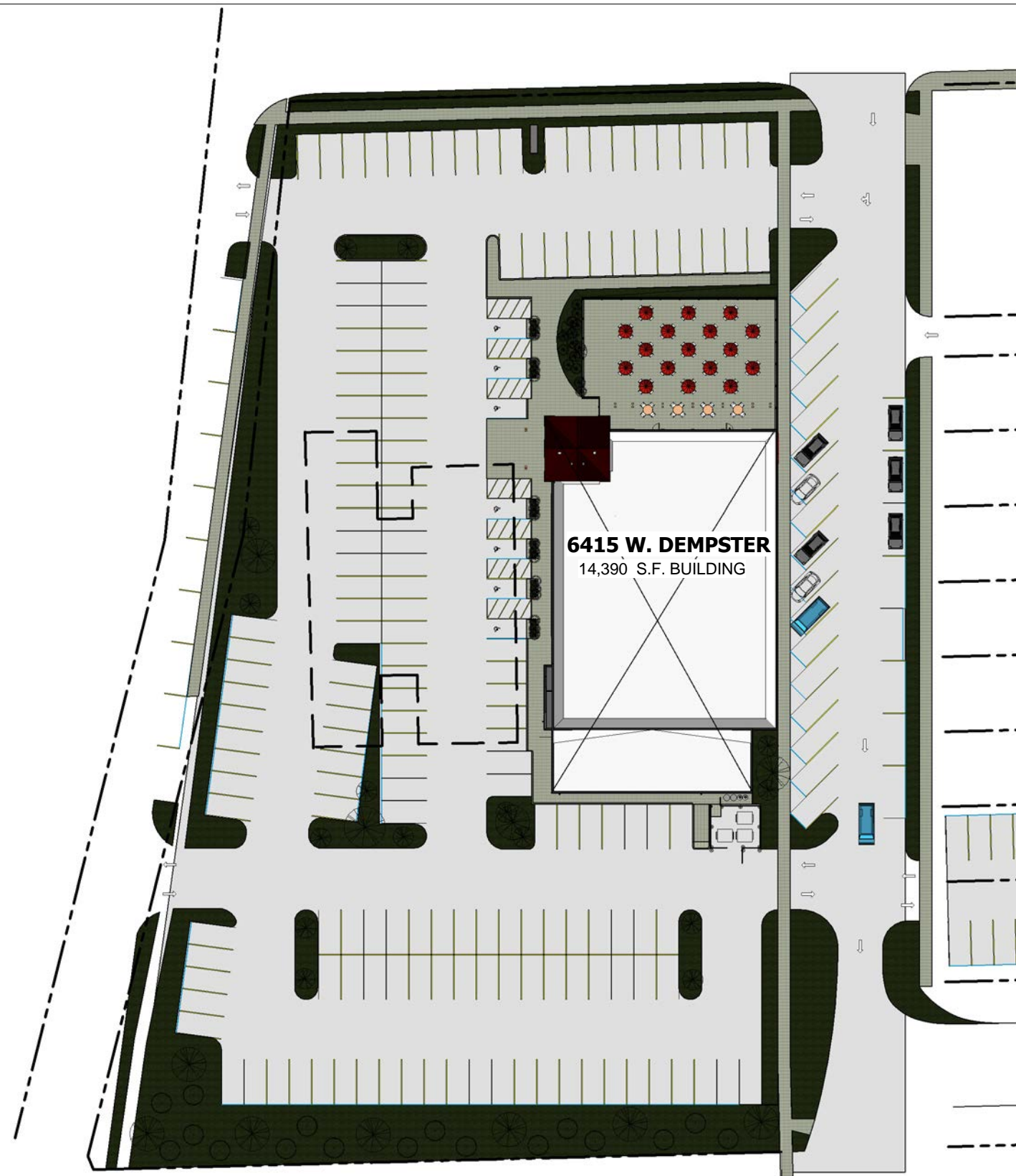
## SOUTH ELEVATION- MORETTI'S -MORTON GROVE

SCALE : 1/8" =1'-0"



## SOUTH ELEVATION- MORETTI'S -MORTON GROVE

SCALE : 1/8" =1'-0"

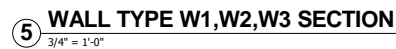


**1 PLAN-SITE**  
1" = 50'-0"

NORTH







W1	2 X 4 WALL STUDS WITH 1- LAYER OF 5/8" GYP. BOARD EA. SIDE TO UNDERSIDE OF ROOF CONSTRUCTION (OR AS HEIGHT INDICATED)
W2	2 X 4 WALL STUDS WITH 1- LAYER OF 5/8" GYP. BOARD EA. SIDE AND SOUND BATTS BETWEEN STUDS TO UNDERSIDE OF ROOF CONSTRUCTION (OR AS HEIGHT INDICATED)
W3	2 X 6 WALL STUDS WITH 1- LAYER OF 5/8" GYP. BOARD EA. SIDE TO UNDERSIDE OF ROOF CONSTRUCTION (OR AS HEIGHT INDICATED)

1. ALL DIMENSIONS ARE TO FACE OF WALL STUD
2. SEE SHEET K2.1 FOR KITCHEN EQUIPMENT DETAIL PLAN AND SCHEDULE
3. SEE SHEET A2.3 FOR WALL FINISH/KEY DETAIL PLAN

