

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 16-11
Monroe Court Venture LLC – 6123-6227 Monroe Court
Request for Appearance Certificate for Façade Improvements**

Introduction

Monroe Court Venture LLC, owner, is applying for an Appearance Certificate for façade improvements to the property located at 6123-6227 Monroe Court. The property is located on the south side of Monroe Court to the west of Austin Avenue.

The applicant is proposing to alter the current structure as follows:

1. Remove the battlements from the top of the structure to eliminate the castle appearance and square off the roof edge flat;
2. Remove the castle like features on the main entrance and square off elements to streamline appearance; and
3. Paint the beige exterior a shade of grey.

While the color of neighboring buildings is dark red and light red brick, the applicant proposes the grey color to present a modern appeal of building to potential tenants. 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 December 5th meeting.

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

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: 10/19/16

APPLICANT INFORMATION

Applicant Name: Monroe Court Venture LLC
Applicant Address: 350 West Hubbard Street Suite 224
Applicant City / State / Zip Code: Chicago, IL 60654
Applicant Phone: (312) 322. 0704
Mobil / Other: (312) 933. 9141
Applicant Email: HOWARD@daytonstreetllc.com
Applicant Legal Interest in Property (Owner, Tenant, Etc.): OWNER
Applicant Signature: [Signature]

PROPERTY INFORMATION

Common Address of Property: 6123 - 6227 Monroe Court
Property Identification Number (PIN): 10-20-301-013/-031 10-20-302-001
Zoning District: M-2 Property's Current Use: Industrial Warehouse

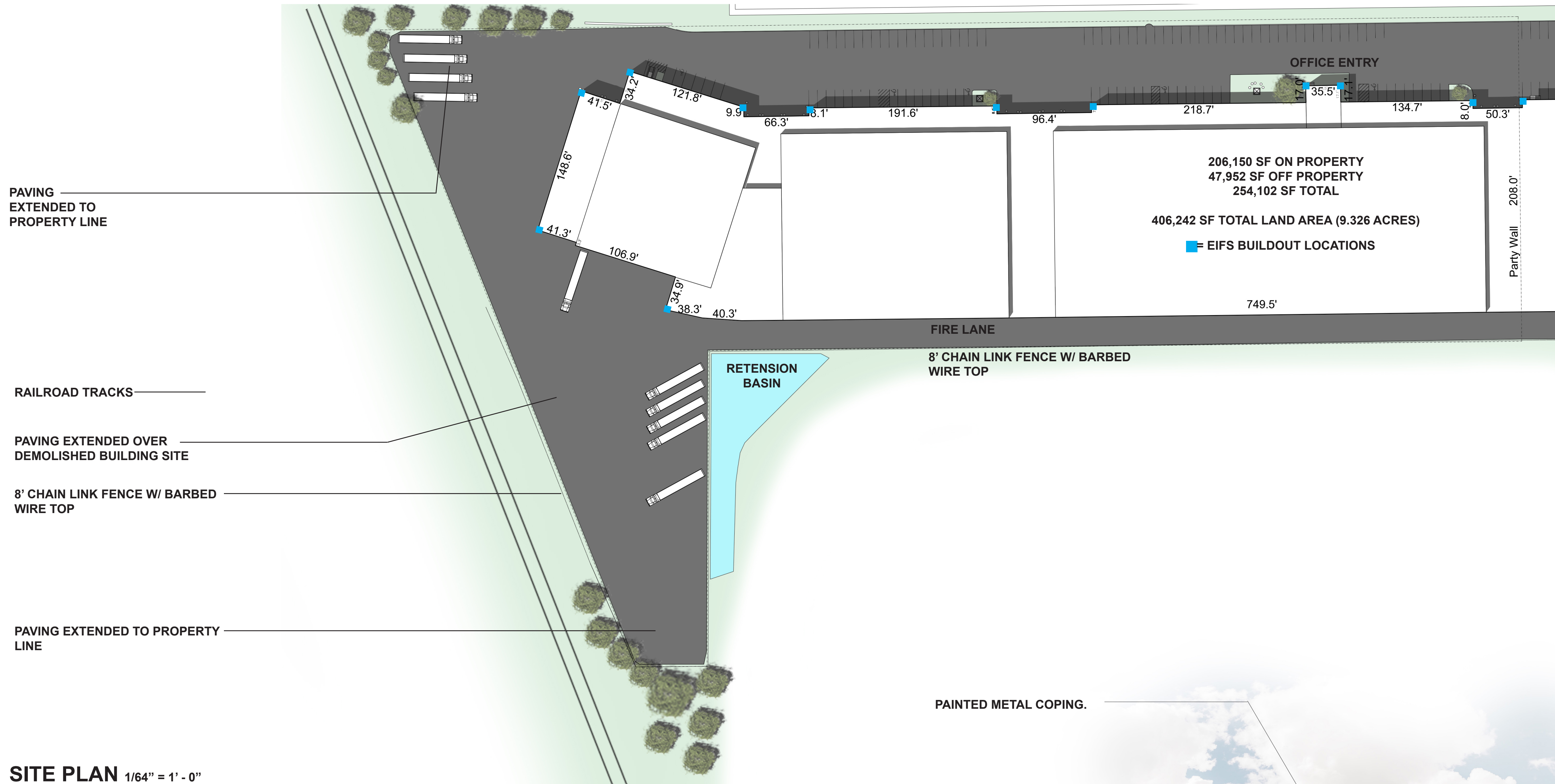
APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

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

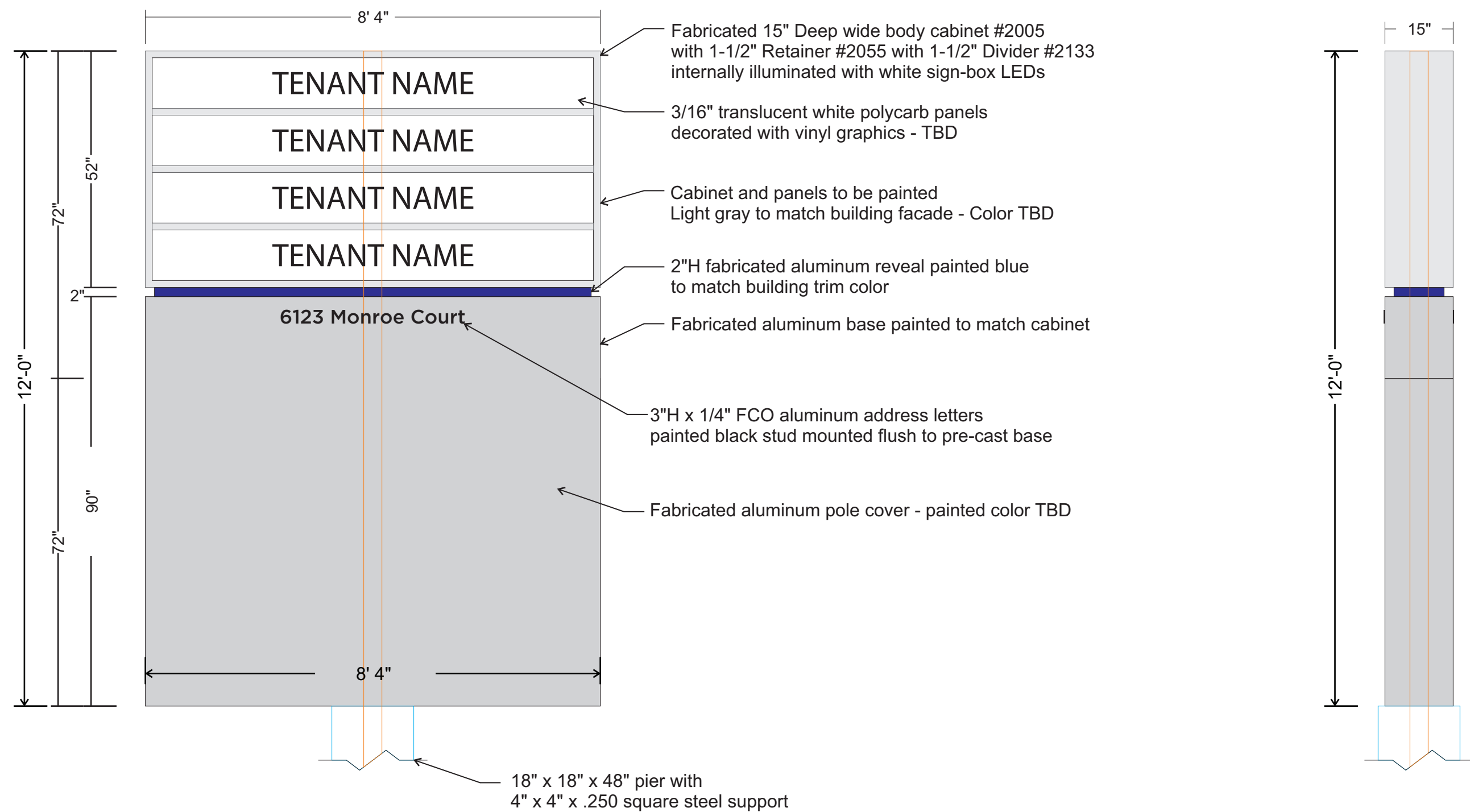
Exterior painting/modification of 206,000 Industrial building

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

Building Exterior is decorated to look like a Castle. Monroe Court Venture's plans include "de castly" the facade, painting exterior facade and repairing parking lot.



SITE PLAN 1/64" = 1' - 0"



SIGN ELEVATIONS 3/4" = 1' - 0"

PAINTED METAL COPING.

EIFS BULD OUT AT ALL PARAPET CORBEL LOCATIONS. SEE PLAN FOR LOCATIONS.

EXISTING BRICK FACADE, PAINTED GRAY. SEE MATERIAL BOARD

EXISTING WINDOW

EXISTING LIMESTONE HEAD & SILL

EXISTING STOREFRONT ENTRANCE

EXISTING CONCRETE STEPS & HANDRAIL

OFFICE ENTRY ELEVATION 1/64" = 1' - 0"





6123 MONROE CT.
MORTON GROVE, IL 60053

