

MINUTES OF THE AUGUST 1, 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)
P. Minx
M. Ingram
D. Manno
D. Hedrick

Members of the Commission absent:

R. Block

Village Staff Present:

N. Radzevich, Economic Development Director/Staff Liaison
J. Komorowski, Building Official
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 July 6, 2016 meeting.

Cmsr Minx moved to approve the July 6, 2016 minutes 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>Absent</u>
		Manno	<u>Aye</u>

Chp Zimmer moved on to the next agenda item, **Appearance Certificate Case AC 16-06, Lexington Homes, Southwest Corner of Capulina and Ferris Avenues, Requesting an Appearance Certificate for Building Design and Landscaping for a Proposed 34 Townhome Development.** Present were Tom Meyer, Lexington Homes, Jay Cox, Project Architect, BSB Design, and Carl Krogstad, Landscape Architect, Krogstad Land Design Ltd.

Mr. Meyer started off by presenting the elevations, and describing the project as being a mix of architectural features in an urban design. There would be covered porches, Juliet balconies, 2 ½ stories, stucco panels, brick, and cement board. The trim would match the front of the building, and there would also be box bays. The color package would be based on more popular colors. The main accent of the building would be cement board.

Mr. Krogstad presented the landscape plan and stated that the plantings were listed on the plans, and included a variety of shrubs, trees, and ornamentals with colors for all seasons and interests. The ponds would be determined by engineering and MWRD. The foundation plantings would highlight entrances, and they would use lower plantings by the windows to enhance the windows. The plantings would be larger by the doors. Mr. Krogstad provided material samples for the fencing by the railroad,

which would act as a buffer and sound reducer. The fencing would be board on board to complement and unify the development. Chp Zimmer complained that there was no key as to exactly where the plantings would be placed, and no quantities given. He also expressed concern about several species, and suggested that they change the Chanticlear Pear, the Burning Bush, and the River Birch, as they would not do well in this area. Mr. Krogstad said that they would provide quantities and locations by the next meeting, as well as changing those as recommended.

Cmsr Manno moved to approve **Appearance Certificate Case AC 16-06, Lexington Homes, Southwest Corner of Capulina and Ferris**, as presented, with the additional information regarding the landscaping being presented to the Building Department and reviewed by the Appearance Commission. The motion was seconded by Cmsr Minx.

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

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

Chp Zimmer moved on to the next agenda item, **Appearance Certificate Case AC 16-07, Pavlo Derbedyenyev, 5628 Dempster Street, Requesting an Appearance Certificate for Building Design Expansion and Renovation of an Existing 1 ½ Story Commercial Building.** Raffi Arzoumanian, AIA. Architect, Arzoumanian & Co., was present.

Mr. Arzoumanian presented the project stating that the client wanted to expand the current 1½ story building to a three story building, which would house the plumbing supply store on the first floor, corporate offices on the second floor, and additional office space on the third floor. They wanted to make the building as green as possible, and would therefore also include a planted roof terrace. They would be using insulated aluminum metal panels in a Tundra color with Terra Cotta colored panels on top. They would also be using precast concrete panels, stucco, and double insulated glass panels.

Chp Zimmer brought up the specific points from the current Design Standards, to avoid excessively similar or dissimilar buildings (1C), and to promote harmony and equality (2e-f). He suggested that they could resolve this by altering their color choice from the Terra Cotta to something more subdued. Mr. Arzoumanian said they could go with something more in the stucco color family.

Cmsr Manno said the building design was unique and looked professional, but that the Terra Cotta did stand out, and should blend a little better with the neighboring businesses. Cmsr Ingram stated that he liked the current color, that it accentuated the building, making it stand out, but agreed that they needed to follow the Design Standards provided. Cmsr Minx agreed that they needed to tone down the color.

Staff Liaison Radzevich said that the Terra Cotta color was complementing the brick, and that the transition should not be as stark, but more subtle. To make it all gray will make it “muddy” and not as attractive. Mr. Arzoumanian said that he hoped that this building would serve as the anchor to the neighborhood, and was a bit adventurous for that reason. Chp Zimmer said that they still had to stay within the Code, and Mr. Arzoumanian agreed.

Cmsr Minx moved to approve **Appearance Certificate Case AC 16-07, Pavlo Derbedyenyev, 5628 Dempster Street**, as presented with the modification to the Terra Cotta color as discussed. 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>Absent</u>
		Manno	<u>Aye</u>

Trustee/Commission Liaison Thill confirmed that the project changes would be turned in to the Building Department and approved later so as not to hold up the project.

Chp Zimmer moved on to the next agenda item, Other Business/Public Comment. There was no other business or public comment.

ADJOURNMENT:

There being no further business, Commissioner Minx moved to adjourn the meeting. The motion was seconded by Commissioner Hedrick and approved unanimously pursuant to a voice vote at 7:30 pm.

Stacy Sopkin

Minutes by: Secretary Sopkin

Minutes were approved on September 7, 2016 by a voice vote of the Commissioners, with the votes as follows:			
Ingram	<u>Aye</u>	Minx	<u>--</u>
Hedrick	<u>Aye</u>	Block	<u>Abstain</u>
		Manno	<u>Aye</u>