



**VILLAGE OF MORTON GROVE**  
**Appearance Commission**  
**FLICKINGER MUNICIPAL CENTER**  
**6101 Capulina Avenue, Morton Grove, IL 60053**  
**January 04, 2017 - 7:00P.M.**  
**AGENDA**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES OF:** December 19, 2016

**III. PUBLIC MEETING**

**CASE:** AC 17-01

**APPLICANT:** Mr. Mehran Farahmandpour  
Maemar PC Architects  
3996 RFP Orchard Lane  
Long Grove, IL 60047

**LOCATION:** 8425 N. Waukegan Rd.  
Morton Grove, IL 60053

**PETITION:** Request for Appearance Certificate to reclad the existing Porte Cochere and associated façade and roof improvements

**IV. OTHER BUSINESS**

None

**V. CLOSE MEETING**

**All persons in attendance at the hearing shall have the opportunity to be heard. All interested parties are invited to attend.**

**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: December 28, 2016**

**Re: Appearance Commission Case AC 17-01  
Bella Terra – 8425 Waukegan Road  
Request for Appearance Certificate to Reclad the existing Porte Cochere  
and associated façade and roof improvements**

### **Introduction**

Bella Terra Morton Grove, an existing rehabilitation and residential skilled nursing care facility at 8425 Waukegan Road, have filed an application for an Appearance Certificate for façade improvements. Specifically, Bella Terra is proposing to modify the existing porte cochere front entry structure and repaint the existing building trim. The property is located on the east side of Waukegan Road, south of the fork in the road with Caldwell Avenue.

The applicant is proposing to remove and replace the column cladding and roofing structure around and over the existing 43'-2"x 24'-10" porte cochere entryway. The newly clad entry way will include square versus round columns, and a more prominent higher pitched, shingled roof versus the low pitched, metal roof. Bella Terra is also proposing to change the color scheme as follows:

1. Removing the turquoise painted metal roofing and replacing it with grey shingled roofing at the entry way;
2. Painting the existing metal roof on main structure to match the new grey shingled entry way roofing;
3. Painting new porte cochere entry way columns and building shutters white; and
4. Painting the trim board, along the roof line, grey to match the new roof color.

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 January 4th 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: AC 17-01 DATE APPLICATION FILED: \_\_\_\_\_

## APPLICANT INFORMATION

Applicant Name: Mehran Farahmandpour / Maemar PC Architects  
Applicant Address: 3996 RFD Orchard Lane.  
Applicant City / State / Zip Code: Long Grove, IL 60047  
Applicant Phone: (847) 550-9805  
Mobil / Other: (630) 961-3961  
Applicant Email: Mehran@maemarp.com  
Applicant Legal Interest in Property (Owner, Tenant, Etc.): Project Architect  
Applicant Signature: Mehran Farahmandpour

## PROPERTY INFORMATION

Common Address of Property: 8425 N. Waukegan Rd.  
Property Identification Number (PIN): \_\_\_\_\_  
Zoning District: R3 Property's Current Use: \_\_\_\_\_

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

1. Applicant is requesting Appearance Commission approval for the following:  
Replace Existing Porte Cochere w/ new, utilizing same footprint
2. Please provide detailed information to explain the reason(s) for the request (attach additional sheets as necessary):  
To update and enhance the entry and street presentation of the building.

Google Maps 8423 Waukegan Rd

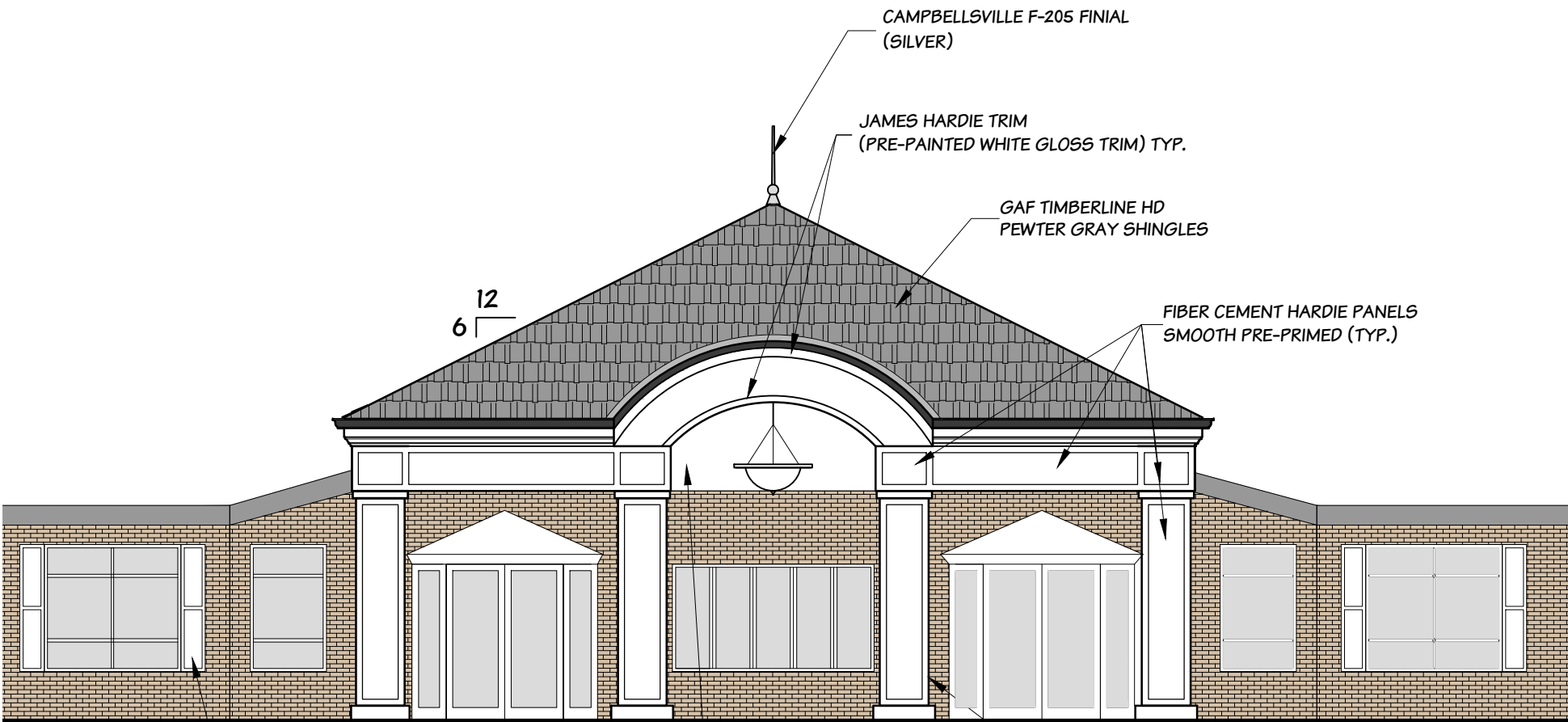


Image capture: Oct 2016 © 2016 Google

Morton Grove, Illinois  
Street View - Oct 2016

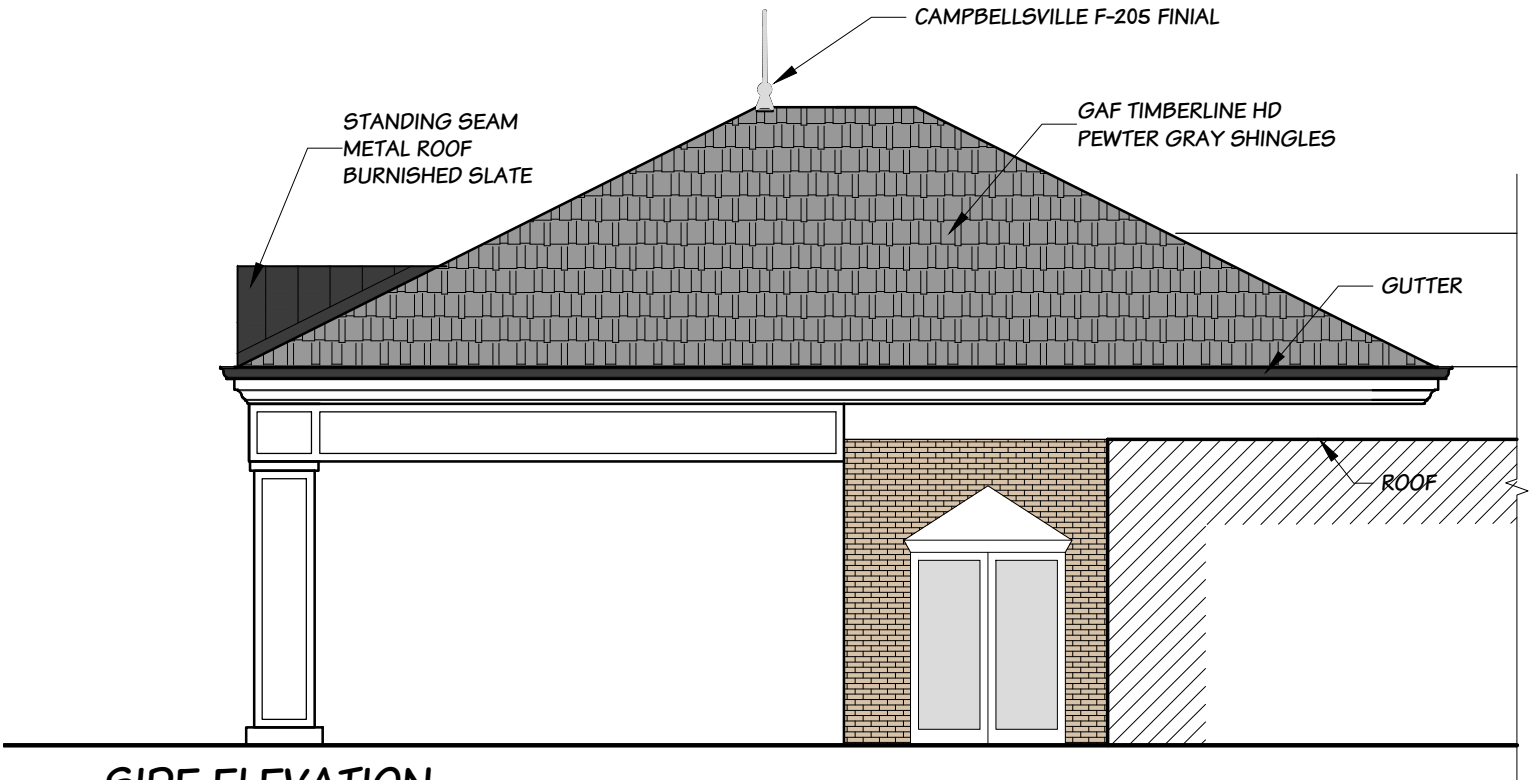






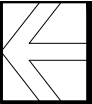
## FRONT ELEVATION

1/8" = 1'-0"



## SIDE ELEVATION

1/8" = 1'-0"



3906 ORCHARD LANE  
LONG GROVE, IL 60047  
PHONE: (847) 550-9805  
FAX: (847) 550-9806  
WWW.THEBOLDPC.COM

**MAEMAR P.C.**  
A FULL SERVICE ARCHITECTURAL PRACTICE  
CORPORATE: 61 MAEMAR PC2015

THE UNDERSIGNED CERTIFIES THAT THESE PLANS  
WERE PREPARED BY ME OR UNDER MY CLOSE  
SUPERVISION AND THAT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THEY MEET THE  
REQUIREMENTS OF THE BUILDING CODE  
OF AIA AND

REV. DATE  
REV. DATE  
REV. DATE  
REV. DATE

DATE: 12-26-16  
ISSUED FOR PERMIT  
SCALE: 1/8"=1'-0"  
PROJECT #:

**BELLA TERRA - FRONT ENTRY**  
8425 NORTH WAUKEGAN ROAD, MORTON GROVE, IL

EXTERIOR ELEVATIONS

SHEET #  
**SK1**

Google Maps 8423 Waukegan Rd



Image capture: Oct 2016 © 2016 Google

Morton Grove, Illinois

Street View - Oct 2016



MINUTES OF THE DECEMBER 5, 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. Zoning Administrator Argumedo 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:

N. Radzevich, Director of Community and Economic Development  
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 November 7, 2016 meeting.

Cmsr Minx moved to approve the November 7, 2016 minutes as presented. The motion was seconded by Cmsr Block. Zoning Administrator Argumedo 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 16-10, DDCA Architects, 6415 Dempster Street, Requesting an Appearance Certificate for a new restaurant "Moretti's".**

Mark Hoffman, owner of the proposed Moretti's, was present and spoke on behalf of the project.

Mr. Hoffman described the proposed project. He passed out color renderings which had been included in the packet. He also referenced a previous built Moretti's in Hoffman Estates, and showed close up of the materials which would be a template for the completed restaurant in Morton Grove. He then passed out color samples and examples of the materials to be used in the completed project. Along with emphasis in aesthetics, emphasis was on maintenance free materials. As an example he noted the materials on the metal roof should last 40 years.

Cmsr Ingram asked about an accent color on the north elevation wood fascia. Mr. Hoffman confirmed that the accent color would be near forest green.

Cmsr Block inquired how the building process is coming along. Mr. Hoffman confirmed the process was coming along well, and to get as much done this year as weather allowed. He noted that the Morton Grove staff has been great to work with and that nothing has been held up due to the Village.

Chairperson Zimmer then inquired about the submitted site plan. He noted that a final landscaping plan was submitted. Mr. Hoffman noted the final landscaping plan will comply with all Village regulations and that he wants this to be an example of his organization. Chairperson Zimmer inquired as to the height of the berm at the back, it was confirmed to be 4 ft. – 5 ft. John Swierk, project architect with DDCA, confirmed the height would be such. Mr. Hoffman emphasized it is in Moretti's interest to be accommodating to the surrounding residential properties as he hopes they will be some of his best customers.

Chairperson Zimmer asked if the landscaping on the site will be irrigated, Mr. Hoffman confirmed that it would be irrigated from an underground system due to a large holding tank.

Genni Robbie, 300 Narragansett, Mark Hoffman emphasized his restaurant will be part of the community and seeks to work with local neighbors to be a courteous part of the neighborhood.

Cmsr Block moved to approve **Appearance Certificate Case AC 16-10, DDCA Architects, 6415 Dempser Street**, as presented. The motion was seconded by Cmsr Manno.

Zoning Administrator Argumedo 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 16-11, Monroe Court Venture, 6123-6127 Monroe Court, Requesting an Appearance Certificate for a new facade.**

Howard Wedren, Principal of Dayton Street Partners which owns 6123-6127 Monroe Court, was present and spoke on behalf of the project.

Mr. Wedren described the proposed project. The site was built in the 1960's and is a 206,000 sq. ft. distribution center that was built by Mr. Edler. His company's specialty is to distribution centers, both from the ground up and taking over existing facilities such as this one and making facility upgrades as is planned. Plan is to strip/remove the existing castle like features of the building and repaint and smooth out the outer façade, along with parking lot upgrades and interior lighting.

Chairperson Zimmer noted that he felt it would be a big improvement, which other commissioners agreed with.

Cmsr Ingram moved to approve **Appearance Certificate Case AC 16-11, Monroe Court Venture, 6123-6127 Monroe Court**, as presented. The motion was seconded by Cmsr Hedrick.

Zoning Administrator Argumedo 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 16-12, Jose Garcia, 8930 Waukegan Road, Requesting Waivers for a Monument Sign.**

Jerry Haley, Business Development Officer for the Northwest Community Credit Union, was present and spoke on behalf of the project along with Randy Barone of RB Signs.

Mr. Haley described the proposed project. The credit union has been in the community for many years and at the current location for five years. The one drawback of the location is lack of signage for north/south traffic along Waukegan. They noticed they did not attract many members from the local Morton Grove community and feel that new signage would help in part.

Chairperson Zimmer inquired about what messages would be on the LED portion of the proposed sign. Mr. Haley confirmed it would be time/temperature and about product. Mr. Argumedo confirmed that the applicant has received the code requirements for electronic signs and has written in his application that they will abide by them.

Chairperson Zimmer continued that the applicant is, per the code entitled to two monument signs, where the applicant has chosen to request one with the total signage that would cover two monument signs. Chairperson Zimmer noted that would be fine in perpetuity, however, if the applicant was to come back before the commission and request a second sign, they Commission would look upon that request with skepticism and scrutiny. The applicant noted they understood those concerns and did not expect the need to request a second sign.

Chairperson Zimmer finally inquired about landscaping around the base of the proposed sign. The applicant agreed that could be accommodated.

Cmsr Minx moved to approve **Appearance Certificate Case AC 16-12, Northwest Community Credit Union, 8930 Waukegan Road**, as presented with the condition there will be additional landscaping at the bottom of the sign. The motion was seconded by Cmsr Hedrick.

Zoning Administrator Argumedo 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.**

Chairperson Zimmer discussed proposed meeting dates for 2017. Zoning Administrator Argumedo noted two Wednesdays on the calendar for January and September. Commissioner Block noted the proposed date of July 3<sup>rd</sup> and noted it was during Morton Grove days. The meeting was moved to July 12. The dates were accepted by the Commission.

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**ADJOURNMENT:**

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



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