ACC Commissioners present (5):
Cliff Town, Chairman
F. Dirk Heidbrink
John Albrecht
David Menn
Chris Urbanczyk

ACC Commissioners absent (1):
Robert Katz

Village Staff Present:
Tom Poupard, Director of DPS
Swati Pandey, Senior Planner
Colleen Brunner, Recorder

Others Present:
Greg Collins, MI Homes
Dan O’Malley, MI Homes
Bill Schloss, Lower Electric
Greg Antkowiak, St. Norbert’s

Call to Order
Chairman Town called the meeting to order in the Terrace Room of Village Hall, 1225 Cedar Lane, at 5:30 p.m.

Roll Call
Roll was called. A quorum was present.

Review of Minutes
A motion was made by Commissioner Menn and seconded by Commissioner Heidbrink to approve the July 11, 2019 minutes as presented. On a voice vote the motion passed.

Public Comments Regarding Items Not on the Agenda
None

PCD-19-05: 1910 Techny Road- MI Homes Final Planned Development Review

Swati Pandey updated the Commission concerning the applicants request for 84 townhomes. At the 2-21-19 ACC meeting, the ACC found the concept plan acceptable but had comments concerning the sidewalk, detention pond fencing and driveway length. There will be sidewalk on both sides of the development, and a looped sidewalk around the entire detention pond. Those issues were all
addressed by MI Homes prior to the concept plan approval before the Village Board. The minimum setback of 75.8’ will be reduced to 74’. The sidewalk loops within the common area (as highlighted on the plan) will be eliminated at two sites to allow for transitional grading of the site. The driveways will have a 20 feet minimum depth. The ACC will review the final design as presented with the packet. Landscaping and hardscape plans have been submitted.

Greg Collins and Dan O’Malley, from MI Homes presented boards with the materials and styles of proposed units. The Applicant is requesting approval for multiple alternate end unit elevations or floor plans in order to have the flexibility of changing the unit model to allow for flexibility based on future demand. It was proposed that the rear side of the units to have flat sides but some of the units will have bays.

Member Albrecht asked if there are any green building elements. The mechanical systems are efficient and materials are mostly prefabricated. He suggested they make a list of the green items for their next presentation to the Board. Chairman Town asked about the location of the perimeter fence and the detention pond fence on the property.

A motion was made by Commissioner Menn and seconded by Commissioner Heidbrink to approve the final plan for the 84-unit townhome subdivision as presented by MI Homes. The motion passed 5-0 with one member absent.

VGO District Permit Request:

a) Level II Design Review Permit: 1809 Walters Avenue - St. Norbert’s Ground Sign
The proposed sign is replacing an existing sign and is similar in size (smaller) and location. It will be stone and landscaped. They may add some lighting. If there are any minor changes staff is authorized to approve those. A motion was made by Commissioner Urbanczyk and seconded by Commissioner Albrecht to approve the sign as presented. The motion passed unanimously.

b) Level II Design Review Permit: 1307 Shermer Road - Lower Electric, LLC Ground Sign
The applicant is proposing to replace the existing wood sign with a similar size metal sign. It will be lit by landscaping lighting. A motion was made by Commissioner Menn and seconded by Commissioner Heidbrink to approve the sign as presented. The motion passed unanimously.

Update on Board of Trustees Review of the Draft Building Codes and Local Amendments
Mr. Poupart noted that the Board reviewed the recommendations of the ACC and Electrical Commission concerning code amendments for fuel tanks and building permit addition percentages in relation to the need for fire sprinklers. The Board had concerns regarding the distinction made between new homes versus additions requiring a sprinkler system. They asked staff to come back with examples of “major additions” so they can better understand the recommendation. Staff will compile examples and return to the Board at a future meeting.

New Single Family Home Elevations

a. 2311 Ash Lane (R-4 District), Schwarz Lewis Design Group, architects
b. 1443 Church Street (R-5 District)- AKL Architecture

A motion was made by Commissioner Menn and seconded by Commissioner Urbanczyk to approve the elevations as submitted. The motion passed unanimously.

New Business
Mr. Poupard noted that the DPS Department is applying for a SolSmart designation, recognizing Northbrook as a solar friendly community. So far there have been 23 installations in Northbrook.

Old Business
Member Albrecht noted that Underwriters Laboratories in undergoing a major green interior rehab project and earned LEED V4 ID&C Cl Silver Certification. He suggested the Village note this achievement and update the website with more green articles and resources available to residents. Some agencies have free assessments they can provide.

Adjourn
There being no further business, a motion was made by Commissioner Menn and seconded by Commissioner Urbanczyk to adjourn the meeting. On a voice vote, the motion was unanimously carried and the meeting adjourned at 6:15 pm.

Respectfully submitted,

Colleen Brunner, Recorder