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MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION VILLAGE OF NORTHBROOK TERRACE ROOM COOK COUNTY, ILLINOIS AUGUST 12, 2021

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ACC Commissioners Present (4):

15 F. Dirk Heidbrink, Pro-Tem Chairman
16 Wei Lei
17 Chris Urbanczyk
18 David Menn

19

ACC Commissioner absent (2):

20 Cliff Town
21 John Albrecht

22

Others Present (0):

23 None

24

Village Staff Present:

25 Swati Pandey, Senior Planner
26 Nick Desario, Assistant Director

27

Call to Order

28 Chairman Pro-Tem Heidbrink called the meeting to order in the Terrace Room of Village Hall, 1225
29 Cedar Lane, at 5:30 p.m.

30

Roll Call

31 Roll was called. A quorum was present. Swati Pandey, Senior Planner announced that Member Schillaci
32 has resigned from the Architectural Control Commission. The position is currently vacant and the
33 Village Board will look to fill the vacancy in the near future.

34

Review of Minutes

35 On a motion made by Member Menn and seconded by Member Urbanczyk, the minutes from the May
36 13, 2021 ACC meeting were approved as presented.

37

Public Comments Regarding Items Not on the Agenda - None

38

Design Review Permits - None

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45 **SoISmart Program Activity and SoISmart Certification Update**

46 Nick Desario stated that due to no new incentives, numbers have declined as compared to the last few
47 months.

48
49 **General Department Update**

50 Going forward, Village staff will review design review permits for single family homes. Mr. Desario
51 stated the Commissioners will receive an emailed monthly report that shows permit numbers and the
52 type of permits sought. Ms. Pandey stated that the goal will be to send the report along with the
53 meeting agenda, unless otherwise determined.

54
55 On August 17, 2021 a text amendment to the zoning code is on the Plan Commission agenda that
56 relates to solar amendments to the zoning code that will allow homes to have panels on rooftops.

57
58 The Village Climate Action Plan was approved on August 10, 2021 by the Village Board. A resolution
59 was passed to form a Sustainability Committee. Residents are invited to join. Pro-Tem Chairman
60 Heidbrink asked if the ACC's duties will be fewer due to the new Sustainability Committee. Ms. Pandey
61 stated that ACC administers design within the VGO (Village Green Overlay) District. Any activity
62 happening in the zoning overlay is the domain of the ACC. The ACC also reviews applications that are
63 referred by the Village Board.

64
65 A redevelopment is planned at Covenant Village. A single story building on the northeast corner is
66 going to be demolished. The proposal is for three, 3-story residential buildings with twelve units each
67 for a total of 36 units.

68
69 The ACC will review a proposal for Starbucks at 1103 Waukegan Rd, if this proceeds to a formal
70 application process.

71
72 A vacant parcel, south of the condominium buildings at Northbrook Pointe has been reviewed
73 preliminarily by the Board. The plan currently includes six rental townhome buildings.

74
75 Mr. Desario stated that Northbrook Court Shopping Center is on hold.

76
77 Eleven structures on the Green Acres property and two residential homes are being demolished. There
78 is no new information.

79
80 Gateway Development on Shermer Road is progressing.

81
82 **New Business -**

83 Commissioners asked if it is possible to hold hybrid ACC meetings. Ms. Pandey stated that Village
84 currently does not allow hybrid public meetings.

85
86 **Old Business –**

87 a. 611 Voltz Road

88 611 Voltz has seen little progress after a motion was granted for a time extension. The homeowner
89 now wants to make a site change for underground water storage and is seeking a permit revision. The

90 homeowner is hoping the permit review will be approved soon so work can begin. A motion was made
91 to grant 611 Voltz Road a 60 day extension by Member Urbanczyk and seconded by Member Menn.
92 The motion passed by unanimous voice vote. Member Heidbrink would like this item reviewed and
93 placed on the October ACC agenda.

94

95 **Adjourn**

96 There being no further business, a motion was made by Member Menn and seconded by Member
97 Urbanczyk to adjourn the meeting. On a voice vote, the motion was unanimously carried and the
98 meeting adjourned at 6:00 pm.

99

100 Respectfully submitted,
101 Sue Anetsberger, Recorder