

**MINUTES OF THE APRIL 4, 2023  
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION  
MORTON GROVE VILLAGE HALL, 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 p.m. by Chairperson John Pietron. Secretary Anne Ryder Kirchner called the roll.

Commissioners Present: Pietron, Block, Ingram, Manno, Minx, Zimmer, Hedrick

Commissioners Absent: None

Village Staff Present: Zoe Heidorn, Community Development Administrator  
Anne Ryder Kirchner, Assistant. Land Use Planner

Trustees Present: Minx, Thill

Chairperson Pietron proceeded to seek approval of the October 3, 2022, minutes.

Commissioner Zimmer moved to approve the minutes of October 3, 2022, meeting. Commissioner Minx seconded the motion.

Chairperson Pietron called for the vote.

Commissioner	Block voting	aye
Commissioner	Hedrick voting	aye
Commissioner	Ingram voting	aye
Commissioner	Manno voting	aye
Commissioner	Minx voting	aye
Commissioner	Zimmer voting	aye
Chairperson	Pietron voting	aye

Minutes approved.

Chairperson Pietron called for the case.

**CASE: AC 23-01**

**APPLICANT:** Everclean Car Wash  
818 W. Northwest Highway  
Arlington Heights, Illinois 60004

**LOCATION:** 9120 Waukegan Road (PIN 10-18-309-002-0000, 10-18-309-039-0000, 10-18-304-022-0000, 10-18-304-023-0000)  
Morton Grove, Illinois 60053

**PETITION:** Request for an Appearance Certificate for site, building, landscape, and signage plans for modifications to an existing Car Wash proposed under a Special Use Application (PC 23-05)

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 23-01, Everclean Car Wash is proposing exterior modifications to the existing car wash at 9120 Waukegan Road, currently operated as Platinum Car Wash. The property has been operated as a car wash since around 1961. The applicant plans to demolish the northern portion of the existing structure to install a bay of vacuum stalls to be covered by a steel canopy, install new materials along all elevations to match the Everclean Car Wash brand, and install new signage along all building elevations and at the location of an existing monument sign. A proposed setback for the new monument sign has not been provided, so staff recommends an assumption of a 0-foot setback from the east lot line. Staff also recommends as a condition of approval that a minimum of two trees are planted along the south lot line and that the significant variations to maximum wall sign area and ground monument sign area presented in the submitted signage plan are reduced.

Thomas Kim of Everclean explained that they acquired Platinum Carwash which has been serving the community for 62 years. He is proud to have been a customer. Everclean has 7 locations and looks to improve the experience and appearance at this location. The updates include demolishing the detail bays and replacing with efficient, self-service vacuums. New façade composite materials and accent walls will withstand the elements.

The vacuum area will be covered with an opaque roof and the vacuum is centrally located inside the building.

Chairperson Pietron asked about containing the vacuum noise. Mr. Kim said it is a centralized motor with an exhaust silencer.

Mr. Kim asked to make an amendment to the application to correct a mistake in signage square footage. The only waivers they are requesting are for landscaping and the monument sign. They seek to have 2 trees instead of 4. The waiver for the monument sign would allow them to keep the existing location. All signage will conform to the code.

Commissioner Zimmer asked why a sign is placed on the west elevation. Mr. Kim said the sign (water droplet) is pivotal to their marketing.

Chairperson Pietron asked if the vacuum canopy is polycarbonate, he noted it could yellow overtime. Mr. Kim said it is a frosted, translucent color that will not fade. They will routinely clean the canopies. He said their facilities are kept up to be as clean as the car coming out of the wash.

Commissioner Block asked when they anticipated opening. Mr. Kim said they should have the work complete in 2 months.

Chairperson Pietron asked for the height of the trash enclosure. Mr. Kim did not have the exact height but notes it is compliant. He said he agrees with all of the staff recommendations.

Chairperson Pietron said there is some bleed over with the lighting at the lot lines. Mr. Kim said they will meet the Village code and the LED lights will not exceed 5,000 k.

The Commission noted the monument electronic messaging requirements, Mr. Kim notes they will be compliant.

Chairperson Pietron asked if a fence surrounds the property. Mr. Kim said the west, north sides fencing on the adjacent properties.

Chairperson Pietron asked for final elevations and materials to be presented with the building permit application.

Commissioner Zimmer moved to approve the request, including all recommendations provided in the Staff Report, and that all signage, excluding the monument sign, will comply Village Code. The motion was seconded by Commissioner Minx.

Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Ingram voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Commissioner Hedrick voting	aye
Chairperson Pietron voting	aye

Motion passed 7-0.

**CASE:** AC 23-02

**APPLICANT:** Lexington Homes, LLC  
1731 Marcey Street  
Chicago, IL 60614

**LOCATION:** 8350 Lehigh Avenue (PIN 10-19-402-001-0000, 10-19-402-002-0000, 10-19-402-003-0000, 10-19-402-004-0000, 10-19-402-005-0000, 10-19-402-006-0000, 10-19-402-007-0000, 10-19-402-008-0000, 10-19-402-009-0000, 10-19-402-010-0000, 10-19-402-011-0000, 10-19-402-012-0000, 10-20-300-001-0000, 10-20-300-002-0000)  
Morton Grove, Illinois 60053

**PETITION:** Request for an Appearance Certificate for site, building, and landscape plans for an 89-unit townhome development proposed under Planned Unit Development and Subdivision Applications (PC 23-08)

Ms. Heidorn stated that Lexington Homes is proposing an 89-unit townhome development with accessory parking, accessway, detention, and landscape areas at 8350 Lehigh Avenue, a 7.6-acre property currently improved with a vacant one-story industrial building. The 89 townhomes will be constructed within 16 buildings and common areas will be owned and maintained by a proposed homeowner's association. The site plan is nearly identical to a site plan submitted by M/I Homes and approved by the Village Board in 2022. Notably, Lexington is presenting modified elevations and unique touches specific to the developer.

Proposed building materials include brick veneer, composite siding, vinyl siding, metal roofing, and black vinyl windows. Staff is concerned by the extensive use of vinyl siding along the side and rear elevations, especially along

the first floor and ground floor, which are highly visible to pedestrians and more prone to wear and tear. The developer is expected to address this concern.

As presented, the proposed landscape plan will require one variation to tree plantings in the public right of way. The applicant is expected to discuss the basis for any request for variation if the landscape plan cannot be modified to comply with the Unified Development Code.

Mr. Nate Wynsma, Vice President, with Lexington Homes said they are thrilled to be working in Morton Grove, presenting their third development in the Village. This development will retain the name, Metro on Main. They are keeping nearly the same development as approved in 2022, with some changes that will not require waivers. Townhomes will be slightly larger and a parking waiver is not required.

The site plan and naturalized storm water retention area remain the same. Gary Weber and Associates was retained as landscape architect. Jeff Mulcrone, architect, will present the new elevations. The character changes with gabled ends in the front and rear elevations, boxed bays at front and sides, and more windows.

Chairperson Pietron asked if Lexington does any market research for design.

Mr. Wynsma said they do rely on research and the many owners in their developments. They have nationwide input from BSB Architecture that results in a great product. This design is an improved Mews Townhome, with new exterior enhancements.

Mr. Mulcrone, Director of Design and Partner, BSB Architecture, analyzes national trends and said the migration of trends to the Midwest results in a well-liked transitional style. He noted that there will not be any vinyl siding on the townhomes, it will all be composite siding. The rich palette with 3 brick colors and 3 siding materials provides contrast.

Chairperson Pietron asked if there is a metal roof over the main entrances. Mr. Wynsma thinks that may have changed to a shingle.

Commissioner Zimmer complimented the landscape plan that uses local cultivars. Mr. Wynsma said the common areas and foundation plantings are meant to coordinate. Commissioner Zimmer asked why they are seeking a waiver for the number of trees on Lehigh Avenue. Mr. Wynsma said they would try to comply if there is available parkway, according to the landscape architect. Chairperson Pietron asked that the required 12 trees be planted somewhere on the property if not on Lehigh.

Chairperson asked what type of signage will be located at the entrance. It will be a stone monument sign at the Lehigh entrance.

Chairperson Pietron noted the photometric plan is conforming and asked that the final plans, elevations and material samples be submitted for final review with staff at the time of permit.

Commissioner Block moved to approve the request, Commissioner Zimmer seconded and included the 4 staff recommendations in the staff report.

Chairperson Pietron called for the vote.

Commissioner Block voting        aye  
Commissioner Ingram voting       aye  
Commissioner Manno voting       aye  
Commissioner Minx voting        aye  
Commissioner Zimmer voting      aye  
Commissioner Hedrick voting      aye  
Chairperson Pietron voting       aye

Motion passed 7-0.

**CASE:**            **AC 23-03**

**APPLICANT:**    Jamar Group, Inc.  
8605 W. Bryn Mawr Avenue, Suite 309A  
Chicago, IL 60631

**LOCATION:**        5843 Dempster Street (PIN 10-20-201-049-0000)  
Morton Grove, Illinois 60053

**PETITION:**      Request for an Appearance Certificate for site, building, landscape, and signage plans for Drive-through Facility proposed under a Special Use Application (PC 23-09)

Ms. Heidorn stated that Jamar Group, Inc. is proposing a new 1,500-square-foot restaurant with a drive-through to be operated by Dunkin'. The building will have an approximate zero-foot setback from the Dempster Street front lot line, with parking and the drive-through facility located to the rear. Proposed materials include fiber cement board panels and siding, a metal canopy and banding, and architectural panels in a wood patterned siding. The proposed signage plan complies with all requirements of Chapter 10-10, except that setbacks for the proposed ground monument sign must be verified by the developer. The Code requires a minimum of 8 feet from the east side lot line and 6 feet from the Dempster Street front lot line. The proposed landscape plan complies with all requirements of Chapter 12-11.

Amin Ali is the owner and will be replacing the current Dunkin/Subway with a new generation Dunkin with drive-through.

Daniel Strauss, architect, presented the redevelopment. Planks, Dunkin colors, metal and fiber cement materials are used on all four elevations. He explained the signage locations, noting that a "drive-through" sign will also be on the front elevation. These all comply with regulations. The "America Runs on Dunkin" sign may be changed to swap Morton Grove for America.

The pylon sign will comply with the required code dimensions. All LED lighting will be 5000 k or less and will meet the property cut-off requirements.

Chairperson Pietron asked if the entrance canopy will overhang the sidewalk. A waiver will be needed for encroaching in the Public Right-of Way.

Commissioner Zimmer asked if there could be a traffic bottleneck with the drive-through. The pattern was designed to separate the drive-through lane.

Chairperson Pietron asked for final elevations and materials to be presented with the building permit application.

Commissioner Ingram moved to approve the request, Commissioner Hedrick seconded.

Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Ingram voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Commissioner Hedrick voting	aye
Chairperson Pietron voting	aye

Motion passed 7-0.

Chairperson Pietron asked for any other business or discussion.

Hearing no further business, Commissioner Minx moved to adjourn the meeting. The motion was seconded by Commissioner Manno.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:54 p.m.

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Minutes by: Anne Ryder Kirchner