

**MINUTES OF THE JUNE 6, 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, Manno, Minx, Zimmer, Hedrick

Commissioners Absent: Block and Ingram with notice

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

Trustees Present: Minx

Chairperson Pietron proceeded to seek approval of the April 4, 2023, minutes.

Commissioner Minx moved to approve the minutes of April 4, 2023, meeting. Commissioner Manno seconded the motion.

Chairperson Pietron called for the vote.

Commissioner	Hedrick 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 23-04**

**APPLICANT:** Zubair Patel  
6733 Beckwith Road  
Morton Grove, Illinois 60053

**LOCATION:** 6729 Beckwith Road  
Morton Grove, Illinois 60053

**PETITION:** Request for an Appearance Certificate for site, building, and landscape plans for a detached single-family dwelling.

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 23-04 is a request for an Appearance Certificate for a proposed detached single-family dwelling on Lot 2 of the Beckwith Crossing Subdivision, which was approved in 2019 and recorded in 2021. Only one of the four single-family residential lots has been improved with a residence. The proposed dwelling on the 14,370-square-foot lot generally complies with all applicable dimensional requirements for residential development in the R-1 District. The proposed residence is designed in a contemporary style with a mix of rooflines and a relatively dark materials palette. The applicant is expected to speak to the compatibility of the design with surrounding development. The applicant has submitted a revised landscape plan to relocate required trees from existing drainage easements, as required by the recorded declaration.

Thomas Budzik, architect and Zubair Patel, owner were present. The architect noted he is the architect for the development and the single-family home that is on one of the four lots. Mr. Patel owns the properties and is speculatively building 6733 Beckwith Road. The design and color palette are unique for the neighborhood and are in contrast to Mr. Patel's home. The uniqueness is intentional, as it should not mimic the existing home. The architect said the home was designed with a modern European esthetic, using shed roofs, a mix of materials, and natural wood tone. Material samples were provided.

Chairman Pietron asked if they did any market research regarding the appeal of this style. Is there a market for a unique home on a large lot in this neighborhood?

Commissioner Zimmer said not only is this design unique to the neighborhood, but unique to all of the Village. He does not feel it fits in, he is not fond of the oculus in the roofline.

Chairman Pietron asked if the uniqueness could be softened without too much effort, changing the color palette and adjusting the rooflines.

Mr. Budzik said there is a demand for this style versus a traditional home product. The uniqueness to the subdivision warrants this design. That is part of the marketability of the lots. Mr. Patel is taking a personal risk and appreciates this design. The color palette can be made closer to what is in the neighborhood.

Chairman Pietron noted that some parts of the facia will be hard to reach for maintenance.

Mr. Budzik said the exterior material are very durable and are low maintenance, with metal and fiber board products.

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

Commissioner Zimmer moved to approve the request, the motion was seconded by Commissioner Minx.

Chairperson Pietron called for the vote.

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

Motion passed 5-0.

**CASE:** AC 23-05

**APPLICANT:** Omega Sign & Lettering Inc.  
1401 W. Jeffrey Drive  
Addison, IL 60101

**LOCATION:** 6111 Dempster Street  
Morton Grove, Illinois 60053

**PETITION:** Request for waivers to select sign requirements of Chapter 10-10 to alter a nonconforming pylon sign,

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that AC 23-05 is a request for waivers from Chapter 10-10 to allow the modification of a pylon, or ground monument, sign that is nonconforming with respect to setback and landscape bed. The applicant is proposing to alter the sign faces of a sign that provides only a 2-foot setback from the Dempster Street right of way, where a minimum of 4 feet are required by Code. The existing landscape bed, which is well maintained, measures slightly less than the 2 feet required due to the constraints of the existing site design. Staff has no concerns with the applicant's request.

Vini Tonelli with Omega Sign and Lighting described the replacement, noting that Led lighting will be an improvement. Only the face of the ground sign is being replaced.

Chairman Pietron asked if the red lettering was going to be lit.

Mr. Tonelli said the lettering is lit, it is orange, and it is a soft light.

Commissioner Zimmer moved to approve the request, Commissioner Minx seconded.

Chairperson Pietron called for the vote.

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

Motion passed 5-0.

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 7:18 p.m.

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Minutes by: Anne Ryder Kirchner