

**MINUTES OF THE JULY 5, 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, Ingram, Hedrick, Manno, Minx, Zimmer

Commissioners Absent: Block with notice

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

Trustees Present: Minx and Thill

Chairman Pietron and Commissioner Minx will both recuse from voting on tonight's case due to their roles on the Park District Board.

Chairperson Pietron proceeded to seek approval of the June 6, 2023, minutes.

Commissioner Minx moved to approve the minutes of June 6, 2023, meeting. Commissioner Zimmer seconded the motion.

Chairperson Pietron called for the vote.

Commissioner	Hedrick voting	aye
Commissioner	Ingram voting	abstain
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 23-05**

**APPLICANT:** Moody Nolan (on behalf of Fifth Third Bank)  
40 W. Central Parkway, 1<sup>st</sup> Floor  
Cincinnati, OH 45202

**LOCATION:** 6210 Dempster Street  
Morton Grove, Illinois 60053

**PETITION:** Request for an Appearance Certificate and approval for site, landscape, signage, and building plans associated with PC 23-13, a request for approval of a Special Use Permit for a Drive-Through Facility associated with a Financial Institution in a C-1 General Commercial District.

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 23-06, the applicant is requesting an Appearance Certificate and recommendation of approval for a proposed 2,800-square-foot bank branch to be owned and operated by Fifth Third Bank. Fifth Third Bank is under contract to purchase the subject property as part of a planned land swap between the Morton Grove Park District, Village of Morton Grove, and Fifth Third Bank. The proposed site plan generally complies with dimensional requirements of the C-1 District. The applicant is requesting select waivers from the Appearance Commission to authorize zero trees within the Dempster Street public right of way and landscape screening along the rear lot line at a reduced height of 3 feet, where a minimum of 5 feet is required by Code. The applicant is also requesting waivers to reduce the minimum setbacks for a ground monument sign, allow 5 directional signs on the site and adjacent property, and authorize 4 off-premises signs. Due to the location of the project in a campus-like public complex with generous landscape areas and connected parking areas and accessways, staff does not have any concerns with the applicant's requests for variation.

Randy Morrissey of Fifth Third thanked the Village for the opportunity to present their new banking concept/facility to Morton Grove. He also said it is nice to work with the Village on the current bank location becoming the new Village Hall.

Dana Baker with Moody Nolan presented the site plan which uses two existing curb cuts from Dempster. Proposed is a 2,800 square foot building that is eighteen and one-half feet tall with a corner, tower entrance. The color elevations show the extensive use of glass, the "jewel" tower, two shades of brick, engineered stucco, and the blue and green ACM panels for the Fifth Third logo. Canopies provide shade to the windows and more interest to the façade. A rear canopy covers the night drop area on the rear elevation.

A three-dimensional video was presented to show the interior and exterior workings of the new boutique bank, showing landscape as seen from inside and out, the new transaction bar/teller areas, meeting areas and research/coffee areas. Fifth Third is very interested in the inside and outside being the same, they do not want a dark building and leave low light levels on all night.

The entire bank experience was explained, showing the teller working with the drive-through and with the public spaces.

Ms. Baker walked the Commissioners through the drive-through and parking spaces. The average time for drive-through transactions is one and one-half to two minutes. A small trash enclosure is at the rear. Variances are being sought due the surrounding being residential, they are seeking lower landscaping and no fencing to keep the rear area of the bank lot open for security.

Signage waivers are to allow more directional signs, a monument sign, and building signage.

Commissioner Zimmer thanked the applicant for using the vast majority of native species on the landscape plan. He has no problems with the building design. He asked where any temporary signage will be located and why it is needed.

Ms. Baker said the signage is to announce the bank is "coming soon" with a photo of what is proposed.

Commissioner Zimmer does not want to see the signs up for a long time.

Chairman Pietron asked for the locations of the off-premise signs. Two will be located on Village property and two will be on Park District property. He notes that the Park District will want to review the signs.

Chairman noted that the "Happy Returns" day lily is considered invasive in the Chicagoland area, he would like to see a substitution. He notes the waiver of three trees, can three trees be donated to another place within the Village.

The Chairman asked if the interior lights illuminated at night are part of the photometric plan. Ms. Baker said the night lights provide a glow and do not spill over the lot lines. The added lights are deemed an added security feature. All exterior lighting will be 5000 K.

Bird distraction film will be on the glass, this is welcomed by the Commission.

There will not be any advertising on the EV charger.

Roof equipment will not be visible from the street due to the pitched roof behind a parapet roof.

Commissioner Zimmer noted that the waiver for the wall signage is minimal and related to the logo.

Chairman Pietron asked if there was a motion for approval.

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

Chairperson Pietron called for the vote.

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

Motion passed 5-0.

Chairperson Pietron asked for any other business or discussion.

Commissioner Hedrick noted that the Historical Society will be requesting new signage for their property.

Hearing no further business, Commissioner Zimmer 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 7:30 p.m.

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Minutes by: Anne Ryder Kirchner