

**MINUTES OF THE AUGUST 1, 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, Minx, Zimmer

Commissioners Absent: Hedrick with notice, Block and Manno

Village Staff Present: Anne Ryder Kirchner, Assistant Land Use Planner
Ralph Czerwinski, Village Administrator

Trustees Present: Minx and Thill

Chairperson Pietron proceeded to seek approval of the July 5, 2023, minutes.

Commissioner Ingram moved to approve the minutes of July 5, 2023, meeting. Commissioner Minx seconded the motion.

Chairperson Pietron called for the vote.

Commissioner	Ingram voting	aye
Commissioner	Minx voting	aye
Commissioner	Zimmer voting	aye
Chairperson	Pietron voting	aye

Minutes approved.

Chairperson Pietron called for the case.

CASE: AC 23-07

APPLICANT: Steve Napleton Automotive Group

LOCATION: 6900 Dempster Street
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate and approval for site, landscape, and building plans with associated waivers.

Anne Kirchner introduced the case. She explained that in the case of AC 23-07, the applicant is proposing a new 40,000-square-foot dealership and is requesting the Appearance Commission's approval of site, building, and landscape plans. The submitted landscape plan requires 4 waivers to the requirements of Chapter 12-11, including trees in public parkways, parking bay length, landscaping adjacent to public right of way, and landscaping adjacent to

residentially zoned property. The applicant is expected to discuss why the waivers are being requested. Staff is recommending conditions of approval relating to rooftop equipment screening, a plant species included in the submitted landscape plan, bird distraction film, and illuminated features on the site. Staff notes that tonight's presentation includes a plant material board that was not included in the distributed application packet.

Mr. Michael Mondus, site development manager, introduced the development team including Chris Napleton and a representative from Kathryn Talty Landscape Architecture.

Mr. Mondus explained the intent of the project, which is to keep the dealership open during the construction. He described the new building and site plan which conforms to all dimensional requirements of the development code.

He described the landscape and the four exceptions being requested. Parkway trees would be hard to maintain in the narrow area and would limit the view of the dealership. They have added trees to several landscape islands throughout the site. They are asking for fewer landscape islands to not lose parking spaces. Another request is the width in the landscape area along Waukegan Road, the average may be wider than the minimum but it is narrow in certain areas. A variety of year-round screening is to be provided.

Chairman Pietron noted that wintercreeper is invasive and should be replaced with another species.

Lastly, Mr. Mondus said they do not require a fence along the east side of the property, and they request a waiver to not provide screening between the lot and the Park District parking lot. They will provide canopy trees in the buffer area.

A separate signage plan will be submitted and will meet Village Code.

The building elevations were presented, a large expanse of glass will showcase the showroom. The materials are very durable and are used at many car dealerships and large-scale buildings. Bird distraction film will be provided and not interfere with the view of the showroom. Roof top mechanicals will be screened from all directions, not just from the public way.

Lighting will be 4000 K and its fixtures are directed down to conform with "dark sky" regulations.

Commissioner Ingram thanked the presenters and looks forward to the improvements.

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

Chairperson Pietron called for the vote.

Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Commissioner Ingram voting	aye
Chairperson Pietron voting	aye

Motion passed 4-0.

CASE: AC 23-08

APPLICANT: Golf Mill Dental Care, LTD

LOCATION: 6126 Dempster Street
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate and approval of building and signage plans with associated waivers.

In the case of AC 23-08, the applicant is requesting the Appearance Commission's review and approval of an Appearance Certificate for exterior building modifications and waivers to select sign requirements to authorize the modification of an existing nonconforming pylon sign. The applicant is proposing to renovate the subject property for use as a dental clinic, which has been administratively approved as a Permitted Use. Authorizing modification of the existing pylon sign requires 3 waivers to the requirements of Chapter 10-10, including minimum setback from the front lot line, minimum setback from the side lot line, and required landscape area. The applicant is expected to discuss why the waivers are being requested. Staff is recommending conditions of approval relating to improvement of the existing pylon sign base. Staff notes that tonight's presentation includes sign plan materials that were not included in the distributed application packet.

Chris Chah, the owner, presented plans for the façade and provided samples of the exterior materials. Three canopies will shade the façade's new aluminum frame windows. The east entrance will be closed and filled with brick to match the rest of the building.

Chairman Pietron asked about outdoor lighting. The existing parking lot lighting will be used and changed to 5000k if not already.

Commissioner Zimmer asked about the landscape. The bed in front of the windows will be refreshed. Commissioner Zimmer asked for a 3 foot wide landscape bed along the west property line.

Chairman Pietron asked about the existing pylon sign. There are plans for the base of the pylon to be covered with metal flashings and the same material as on the façade.

Commissioner Zimmer thanked the applicant.

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

Chairperson Pietron called for the vote.

Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Commissioner Ingram voting	aye
Chairperson Pietron voting	aye

Motion passed 4-0.

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 Ingram.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:35 p.m.

Minutes by: Anne Ryder Kirchner