

**MINUTES OF THE SEPTEMBER 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: Block, Hedrick, Ingram, Manno, Minx, Pietron and Zimmer

Commissioners Absent: None

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 August 1, 2023, minutes.

Commissioner Minx moved to approve the minutes of August 1, 2023, meeting. Commissioner Zimmer seconded the motion.

Chairperson Pietron called for the vote.

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

Minutes approved (4-0)

Chairperson Pietron called for the case.

**CASE:** AC 23-09

**APPLICANT:** Dr. Jeff Ruttencutter and Dr. Priscilla Chang (Changcutter LLC)

**LOCATION:** 9147 Waukegan Road  
Morton Grove, Illinois 60053

**PETITION:** Request for an Appearance Certificate and approval of building, landscape and signage plans with associated waivers associated with exterior modifications to an existing commercial structure.

In the case of AC 23-09, the applicant is requesting approval of an Appearance Certificate for exterior modifications to a commercial structure, landscaping, and signage at 9147 Waukegan Road. The applicant plans for a 900-square-foot addition to the east of the principal structure, and is proposing exterior finishes including smooth metal paneling and tongue and groove metal paneling in white, gray, and black. The proposed landscape plan complies with all requirements of Chapter 12-11. Staff has verified that the applicant intends to maintain the existing nonconforming pylon sign but has not received a signage plan. If the Appearance Commission votes to approve the nonconforming sign, staff recommends three requirements in addition to those contained in the staff report:

- That the off-premises signage serving Morton Grove Dental Associates currently installed on the sign is removed from both sign faces;
- That the sign base shall be modified to provide a conforming pylon or monument sign base width; and
- That the sign shall be modified to match the quality and character of the proposed building elevations, subject to review and approval by the Appearance Commission Chairperson and Community Development Administrator. If the sign design is deemed to be lacking in quality or character, full Appearance Commission review shall be required.

Peter Madimenos, principal architect with MX3, presented plans for the facades and provided samples of the exterior materials. The original building was a bank with drive-through banking lanes. This area will be filled in for interior space and the existing curb cuts on Church Street will be removed and landscaped. All access points to the public alley will be eliminated and improved with landscaping. The trash enclosure will be improved and access will be from the parking lot. Additional parking lot screening plantings are planned for Waukegan Road.

The metal panels and metal coping will be added to the masonry building. The parapet will be higher to screen the rooftop mechanicals.

There will be two signs on the building, one on the north elevation and the other on top of the south entrance canopy.

Commissioner Zimmer said the addition of the adjacent dentist off premise signage to the original pylon sign of the bank tenant was approved by the Appearance Commission some time ago.

The new applicant does not wish to keep the pylon sign and will make that a landscaped area.

Chairman Pietron asked if the metal panels are aluminum. Mr. Madimenos said they are steel, with minimal seams, with no fasteners showing.

Chairman Pietron asked if the windows would be tinted. The existing windows may have a film tint, they will match that on the new windows.

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

Commissioner Block asked how soon the project would be started. Ms. Heidorn noted this is an approved use and the building permit application may be submitted tomorrow. The applicant said they will finish the working drawings and submit them for permitting as soon as possible.

Commissioner Zimmer thanked the applicant.

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

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

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 Ingram.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:10 p.m.

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Minutes by: Anne Ryder Kirchner