

**MINUTES OF THE OCTOBER 3, 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 Pro-tem Zimmer. Secretary Anne Ryder Kirchner called the roll.

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

Commissioners Absent: Pietron with notice

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

Trustees Present: Minx, Thill and Khan

Chairperson Pro-tem Zimmer proceeded to seek approval of the September 5, 2023, minutes.

Commissioner Minx moved to approve the minutes of September 5, 2023, meeting. Commissioner Block seconded the motion.

Chairperson Pro-tem Zimmer 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

Minutes approved (6-0)

Chairperson Pro-tem Zimmer called for the case.

CASE: AC 23-10

APPLICANT: Krystina Huertas of NAI Hiffman (agent for property owner)

LOCATION: 8210-8270 Lehigh Avenue
Morton Grove, Illinois 60053

PETITION: Request for waivers to select sign requirements of Chapter 10-10

Krystina Huertas and Yesenia Ortega of NAI Hiffman requests that they work with the Appearance Commission to find a solution for the signage display.

Commissioner Pro-tem Zimmer suggested the existing monument sign be re-designed to have the leasing information placed on the bottom half of the sign, eliminating the need for a separate real estate sign.

Ms. Huertas asked if they could move the existing real estate sign north on Lehigh and add a landscape bed.

Commissioner Pro-tem said that leasing signs are supposed to be temporary.

Ms. Huertas said they inherited the leasing signs and this complex has a very high turn-over rate. They receive many leasing calls and wish to keep the sign and enhance the display.

Chairman Pro-tem Zimmer said he prefers one sign. The monument sign was discussed.

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

Chairperson Pro-tem Zimmer called for the vote.

Commissioner Block voting	no
Commissioner Hedrick voting	no
Commissioner Ingram voting	no
Commissioner Manno voting	no
Commissioner Minx voting	no
Commissioner Zimmer voting	no

Motion failed 6-0.

CASE: AC 23-11

APPLICANT: Krystina Huertas of NAI Hiffman (agent for property owner)

LOCATION: 6340 Oakton Street
Morton Grove, Illinois 60053

PETITION: Request for waivers to select sign requirements of Chapter 10-10

Chairman Pro-tem Zimmer suggested the leasing signage be placed a wall signage.

Ms. Hurertas asked if they could shorten the sign, supplement the planting bed, and paint the poles.

Discussion ensued regarding leasing signs being temporary. Certain types of temporary signage can be approved by Village Staff. The applicant may ask for temporary approval by the Appearance Commission, for a one- year display, as a condition of their approval. The Commission will require a rendering of the proposed sign.

Commissioner Manno moved to approve the request to continue the case for 30 days. The motion was seconded by Commissioner Minx.

Chairperson Pro-tem Zimmer 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

Motion approved 6-0.

Chairperson Pro-tem Zimmer asked for any other business or discussion, he asked about the paint work at the auto shop at Shermer and Harlem. Ms. Heidorn said a text amendment has been prepared for review by the Plan Commission that would require any commercial building to provide Village Staff notice of any color change. This does not require a building permit, but the notice will involve a design workbook review. Without this amendment, staff cannot control color. Staff is contacting two businesses regarding the quality of the paint work.

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

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:15 p.m.

Minutes by: Anne Ryder Kirchner