

**MINUTES OF THE FEBRUARY 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 Pietron. Secretary Anne Ryder Kirchner called the roll.

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

Commissioners Absent: None

Village Staff Present: Brandon Nolan, Community Development Administrator  
Anne Ryder Kirchner, Planner/Zoning Administrator

Trustees Present: Minx and Thill

Chairperson Pietron proceeded to seek approval of the November 7, 2023, minutes.

Commissioner Zimmer moved to approve the minutes of November 7, 2023, meeting. Commissioner Minx seconded the motion. 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

Minutes approved (7-0)

Chairperson Pietron called for the first case.

**CASE:** AC 24-01

**APPLICANT:** 6724 Dempster LLC

**LOCATION:** 6724 Dempster Street  
Morton Grove, Illinois 60053

**PETITION:** Request for an Appearance Certificate for site, landscape, and building plans associated with Case PC 24-01, a request for approval of a Special Use Permit for a mixed-use development and a drive-through facility in a C-1 General Commercial District.

Mr. Nolin introduced the case. The applicant should speak to any discrepancies in the elevations, namely the balcony locations and window frame materials. Staff recommends a waiver to allow a reduction in east property line screening. The trash enclosure and north property line screening needs to be addressed.

The applicant, Nick Philippos, said he is pleased to open a Joe Donut in Morton Grove. The future tenants and apartments will complement each other. His architect and landscape designer are present to answer any questions.

Chairman Pietron asked for questions of the commissioners. Commissioner Block asked if the drive-thru serviced Joe Donut.

Commissioner Zimmer said the landscape plan is very good. He likes the use of native species.

Chairman Pietron asked if balconies were to be provided and their locations.

Architect, Tony Fanizza, said metal balconies will project from the building, the elevations will be revised to reflect their locations.

Chairman Pietron asked for bird-friendly window films to be used as it is adjacent to the forest preserve. Mr. Fanizza said they would work that into the design.

The trash enclosure was discussed with regards to screening and containment. The containers will be covered and service will be provided three times/week. Mr. Philippos said they installed an overhead door to a roofed enclosure at another location to combat problems.

Landscape designer, Bob Bertog, noted that screening on the north property line will be dense shrubs that will be pruned to continue growth.

Chairman Pietron noted additional signage for future tenants is forthcoming.

A photometric study has not been done, they are working with the Village engineer regarding lighting on Birch. They will be sensitive to the neighbors and the tenants in their building.

Samples of the bricks to be used on the elevations were presented.

Commissioner Block asked how late Joe Donut would be open each day, they will close at 3:00 pm.

Commissioner Manno said the wall panels are very nice.

The following will be addressed before a building permit is issued.

- *Final elevations and material specifications (including details regarding the trash enclosure) for review and approval.*
- *A final photometric plan that meets the minimum requirements of Village Code and addresses concerns regarding potential spillover onto the adjacent residential property.*
- *Final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code.*
- *The final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings.*
- *Materials that confirm number, size, and location of residence balconies and identify window treatments and frame materials.*
- *Materials that confirm the use of bird-friendly glass/window treatments*

- *Specifications indicating illuminated signage and other illuminating features on the property will not exceed 5,000K (degrees Kelvin).*

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

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

Motion passed 7-0.

**CASE:** AC 24-02

**APPLICANT:** APD Engineering and Architecture, PLLC (on behalf of ALDI, Inc.)

**LOCATION:** 7901-7905 Golf Road  
Morton Grove, Illinois 60053

**PETITION:** Request for approval of an Appearance Certificate for sign and building plans for a remodeling and expansion of an existing business involving the exterior of an existing structure in a C-1 General Commercial District

Mr. Nolin introduced the case. This is the expansion and retention of the Aldi grocery store.

Project Manager, Joe Vandermeer, said they are expanding and remodeling to support new offerings. Coolers and produce areas will be expanded. The sign face area and new aluminum panels are new corporate branding designs. The durability of the new parapet wall was addressed. The fiber cement coating has a 20-year warranty and is coated to not collect dirt. The roof membrane will not be visible from the public way and adjacent properties. Rooftop units will be screened.

Lighting will be under 5,000 kelvin, 4100 Kelvin or lower and are photometrically controlled.

The colorful mural meets glazing requirements and will screen the produce cases inside.

Commissioner Zimmer said the total signage meets requirements.

Material display boards were presented. Mr. Ingram thanked the applicant for the window cling explanation.

Mr. Vandermeer said they come to meetings with answers and try to not seek variations.

Chairman Pietron asked for further comment or a motion.

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

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 approved 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 Manno.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:27 p.m.

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Minutes by: Anne Ryder Kirchner