

**MINUTES OF THE APRIL 2, 2024
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 (Commissioner Minx attended the meeting via telephone in accordance with Section 7 of the Illinois Open Meetings Act - 5 ILCS 120/7.)

Commissioners Absent: None

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

Trustees Present: Thill

Chairperson Pietron proceeded to seek approval of the February 6, 2024, minutes.

Commissioner Zimmer moved to approve the minutes of February 6, 2024, meeting. Commissioner Manno 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 24-03

APPLICANT: Talentrek LLC

LOCATION: 6000 Oakton Street
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate and waiver for signage plans for the rebranding of an existing automobile mini mart and service station with a M-2 General Manufacturing District.

Mr. Nolin introduced the case. The applicant is requesting approval of an Appearance Certificate for signage plan and related landscaping for a rebranding of an existing automobile mini mart and service station in the M-2 General

Manufacturing District for the property commonly known as 6000 Oakton Street. The applicant is Talentrek LLC on behalf of property owner Oaktin Real Estate Company.

As part of the rebranding, the existing nonconforming pole sign, gas canopy, and gas pumps are being updated with new signage and architectural accents. The applicant has agreed to install required landscaping surrounding the existing pole sign. No changes are proposed to the existing parking lot, access drives serving the gas station and no lighting or façade improvements are proposed aside from improvements to the gas canopy. A very similar package of signs and finishes has been installed at the Mobil gas station at 6335 Dempster Street.

Mr. TJ of St. Mary's Petroleum represented the owner. He apologized that he was not familiar with presenting applications. The branding company and owners are attending a conference in Indianapolis. He said he is prepared to accommodate the Commission's requests.

Chairman Pietron asked if he was familiar with the property and could answer the Commission's questions.

The representative said he was somewhat familiar with the application and site. He said they would like to make a change to the price sign. He provided a color photo of a pylon sign located at 5801 Dempster that the owner would like to install in place of the sign on the agenda.

Mr. Nolin and Ms. Kirchner noted this was a significant change to the application. A revised application should be submitted.

Commissioner Zimmer discussed making any proposed sign a monument sign, with the addition of brick below the sign. Discussion ensued regarding a monument sign instead of a pylon or pole sign. The height of the new proposal was discussed.

Commissioner Ingram asked for the case to be continued, with a complete package.

Chairman Pietron moved to continue the case to a future meeting. 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

Motion passed 7-0.

Chairperson Pietron asked for any other business or discussion.

Hearing no further business, Commissioner Hedrick 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 7:14 p.m.

Minutes by: Anne Ryder Kirchner