

**MINUTES OF THE MAY 7, 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

Commissioners Absent: None

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

Trustees Present: Minx and Thill

Chairperson Pietron proceeded to seek approval of the April 2, 2024, minutes.

Commissioner Block moved to approve the minutes of April 2, 2024, meeting. Commissioner Ingram 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 - continued

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.

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. This case was continued from the meeting on April 2, 2024.

The applicants evaluated changing the pylon sign to a monument sign, as suggested by the Commission, but found the electric placement and distance to the public sidewalk would prohibit such a sign.

Mr. Weber and the applicant, Mr. Cyriac showed new drawings, retrofitting the existing sign and including a landscape bed. The property will be cleaned up, the parking will be stripped.

Commissioner Zimmer asked about the red “Synergy” signage, he would prefer just a pump topper.

It was noted that the Mobil station on Dempster has this same installation.

Chairman Pietron asked if the current footings that are not being used under the pylon sign would be removed. Mr. Cyriac said they would be removed.

Chairman Pietron asked if the all of the lighting would be under 5,000 degrees K. Mr. Weber said it would be under.

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

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	no

Motion passed 6-1.

CASE: AC 24-04

APPLICANT: Trafalgar Square Condominium Association

LOCATION: 8300 Concord Drive
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate for the installation of a gazebo in the common area of the Trafalgar Square Condominium Association within a C/R Commercial Residential District.

The applicant is requesting approval of an Appearance Certificate for the installation of a 12-foot-by-24-foot gazebo in the common area of the Trafalgar Square Condominium Association at the property commonly known as 8300 Concord Drive.

The subject property is within the C/R Commercial Residential District and is adjacent to townhome communities to the north and east, and another condominium community to the west, and industrial buildings to the south. The "Yardistry" gazebo is 10' 2" tall and will be made of cedar with a natural cedar color stain. The gazebo roof will be aluminum in a "coffee brown" color. The gazebo will be electrified and include outlets and ceiling fans with lighting.

Hank Kolak, of Hamlin Management, on behalf of the condo association, said they would like an outdoor area for the residents. There will indirect lighting that is controlled by a locked panel within the condo building.

Chairman Peitron asked what kind of lighting would be used. Mr. Kolak noted they have not picked out fixtures, but the intent is not to be lit at night. The lights will not shine in the residences, or in the neighboring residences.

Commissioner Block asked what type of patio furniture would be installed. Mr. Kolak said it is fairly secure area and they do not want to chain down any installation.

Commissioner Block 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

Motion passed 7-0.

CASE: AC 24-05

APPLICANT: a+c architects LLC on behalf of MCC Academy

LOCATION: 8601 Menard Avenue
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate for site, landscape, and building plans associated with Case PC 24-05, a request for an amendment to a Special Use Permit to allow the expansion and modification of an existing school with variations from Section 12-4-2:D for setback and lot coverage, all within a R-2 Single Family Residence District pursuant to Section 12-4-4:E

The applicant is requesting approval of an Appearance Certificate for site, landscape, and building plans associated with Case PC 24-05, a request for an amendment to a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 8601 Menard Avenue. The applicant is a+c architects LLC on behalf of MCC Academy.

The proposed project consists of the expansion of the existing gymnasium primarily to the south and west, the installation of a two-lane clay track within the existing field in the northern portion of the property, and related

landscaping, fencing, and lighting. As part of the interior remodel, the existing stage and storage areas in the southern portion of the existing gymnasium would be removed and a storage area and office would be constructed in a new area at the northern end of the expanded gymnasium. Two new team bench areas and a new seating area with capacity for 130 visitors would be installed along the new eastern and western walls respectively.

No changes are proposed to existing parking or access to the site.

Mr. Arzoumanian, architect, described the project. The gymnasium expansion is needed to meet high school requirements for games and tournaments. The addition of a 2-lane track for school use will be ADA compliant. The track will be offered for use to the Molloy Education center to the north. The track will be screened by a 4-foot high wrought iron fence that is screened with landscape. 4 pole lights will light the track in the fall/winter months during school hours, and their light will not cross the property lines.

New landscaping, a rain garden and replacement trees will be placed on the property. Accent lighting will up-light the new addition. The façade is made of three elements; brick, a porcelain rain screen that has a marble appearance, and a metal canopy that defines the roof and screens the sun. The glazed area is translucent and provides privacy while allowing natural light.

The Commissioners said they liked the design. Commissioner Ingram asked if the glazing was non-reflective. The glazing is non-reflective.

Chairman Pietron asked if any of the lighting would spill over to adjacent properties, they will not spill and will be LED's of 3500 K.

The landscape architect said they may remove some existing ornamental trees and re-add shade trees.

Commissioner Ingram 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

Motion passed 7-0.

CASE: AC 24-06

APPLICANT: Stavros Konstantopoulos

LOCATION: 9005 Waukegan Road
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate for the installation of new siding on the rental home located on the same zoning lot as Tommy's Tavern & Restaurant within a C-1 General Commercial District.

The applicant is requesting approval of an Appearance Certificate for the installation of new siding on the rental home located on the same zoning lot as Tommy's Tavern & Restaurant at the property commonly known as 9005 Waukegan Road. The applicant is proposing the use of black Hardie Plank with a cedar finish to be accented by new black aluminum trim and fiber cement fascia board.

The subject property is located on the east side of Waukegan Road and is zoned within the C-1 Commercial Retail Commercial District. The subject property is adjacent to a U-Haul rental facility to the north and a car wash to the south and backs up to Prairie View Park which is owned by the Morton Grove Park District.

As proposed, the new siding would be installed on only the east, south, and west façades of the building. The north wall would retain the current façade of red vertical wood panel siding. The applicant has noted that access to the north wall is problematic due to the close proximity of the U-Haul building and has questioned whether their contractor would be able to physically work in the space. Staff visited the site to document existing conditions and believe there is sufficient space to install the proposed siding on the north wall based on field measurements.

Mr. Konstantopoulos said he has made several improvements to the restaurant and would now like to improve the rental home. He said he is over budget and would like to paint the north side black to match the new siding.

Commissioner Block asked how many bedrooms are in the unit. There are 3 bedrooms.

Commissioner Zimmer noted the porch is deteriorating and should be fixed.

Discussion ensued regarding the north side and the access to the area. The north side will be painted black.

Commissioner Ingram 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.

Chairperson Pietron asked for any other business or discussion. Commissioner Block invited everyone to the Chamber of Commerce Spring event on Saturday, May 11.

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 7:28 p.m.

Minutes by: Anne Ryder Kirchner