



VILLAGE OF MORTON GROVE
APPEARANCE COMMISSION

Flickinger Municipal Center
6101 Capulina Avenue, Morton Grove, IL 60053

Tuesday, July 2, 2024 - 7:00 P.M.
AGENDA

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

June 4, 2024, Meeting of the Appearance Commission

III. **PUBLIC MEETING**

CASE: AC 24-10

APPLICANT Crash Champions Repair Team

LOCATION 5940 Oakton Street
Morton Grove, Illinois 60053

PETITION Request for approval of an Appearance Certificate for replacement of a panel in a pylon sign that is nonconforming due to location at the property commonly known as 5940 Oakton Street in Morton Grove, Illinois (10-20-414-037-0000) pursuant to Section 10-10-7:G.

IV. **OTHER BUSINESS** None

V. **CLOSE MEETING**

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. All persons in attendance will have the opportunity to be heard during periods of public comment.

**MINUTES OF THE JUNE 4, 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 May 7, 2024, minutes.

Commissioner Minx moved to approve the minutes. Commissioner Zimmer 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 24-08

APPLICANT: Moose Family Center

LOCATION: 6419 Chestnut Street
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate for building plans to allow the exterior addition of a new storage area and cooler at the Moose Family Center at the property commonly known as 6419 Chestnut Street (PIN 10-19-204-019-0000) in Morton Grove, Illinois, all within a C/R Commercial Residential District pursuant to Section 12-4-3:D

The applicant is requesting approval of an Appearance Certificate to allow the exterior addition of a new storage area and cooler at the Moose Family Center at the property commonly known as 6419 Chestnut Street. Currently there is a small addition in the southeast corner of the building being used for storage and the proposed project includes the demolition of the small addition, pouring of a new floor slab, and the construction of a new addition for storage and refrigeration.

The applicant is proposing the use of dark brown HardiePlank fiber cement lap siding with light gray trim and fascia board. The applicant did not specify the color of the door and there are no windows proposed for the addition.

Campbell Kraemer of Group A Architects said it is a simple project to expand the storage area by 300 square feet. The door will be painted dark brown to match the Hardie Plank siding.

There were no questions from the Commissioners.

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

Motion passed 7-0.

CASE: AC 24-09

APPLICANT: Kappy's American Grill

LOCATION: 7200 Dempster Street
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate for replacement of a panel and installation of an electronic messaging sign in a pylon sign that is nonconforming due to location at 7200 Dempster Street (10-20-414-037-000) in Morton Grove, Illinois, within a C-1 General Retail Commercial District pursuant to Section 10-10.

The applicant is requesting approval of an Appearance Certificate for the replacement of a panel and installation of an electronic messaging sign in a pylon sign that is nonconforming due to location and size for the property commonly known as Kappy's restaurant at 7200 Dempster.

The sign is nonconforming due to location as it is located only 5 feet from the Harlem Avenue right of way and a minimum setback of 8.1 feet is required. The proposed addition of electronic messaging sign also requires Appearance Commission review. The existing landscaping in the landscape bed surrounding the base of the existing sign at the subject property does not meet current requirements. Staff recommend, as a condition of approval, that

the Appearance Commission require the installation of landscaping within the existing landscape bed that meets current standards.

It should be noted that the Appearance Commission previously approved an application in October 2018 that included a very similar application and as part of the approval, the applicant received waivers for sign area and setback from public right of way. Landscaping requirements were not addressed as part of the previous Appearance Commission approval. Per Section 12-16-2:C.9, because more than 12 months has lapsed between approval of the variances and construction, the variance are considered null and void and a new review and approval by the Appearance Commission is required.

Robert Whitehead of Olympik Sign Company said the entire sign will be replaced, the pole will be re-clad in black aluminum. The current and proposed sign does not follow the setback requirements, placing it further back in the lot would most likely result in the loss of a parking space. The owner will add landscape to the bed.

Chairman Pietron asked that the landscape be tolerant for the conditions on the busy corner.

Commissioner Zimmer noted that the previous approval of the electronic sign included an opportunity for the Village to list community events on the message board. He said he hoped that could go forward.

Commissioner Ingram said he remembers the offer to list events and that the owner said he would be happy to do so.

Chairman Pietron noted the sign will need to follow the regulations for digital display.

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

Motion passed 7-0.

CASE: AC 24-11

APPLICANT: Variegated Designs, LLC

LOCATION: 8732 Ferris Avenue
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate for material changes involving the exterior of an existing structure at the property commonly known as 8732 Ferris Avenue (10-20-100-025-0000) in Morton Grove, Illinois, within the C-1 General Retail Commercial District, pursuant to Section 12-16-2:C.

The applicant is requesting approval of an Appearance Certificate for material changes involving the exterior of an existing structure for the property commonly known as 8732 Ferris Avenue.

According to the submitted elevations, the existing windows on the east and west facades are to be replaced/relocated with smaller, aluminum clad, divided light windows with limestone sills. The building will be tuckpointed, any masonry infill will match the adjacent material, and the exterior will be painted white. The existing exterior planters will be rejuvenated and planted with updated landscaping.

Weiant Williams, part of owner of Variegated Designs, said they are going to clean up the building, replace the windows to make them functional, and the treatment is to have the building look like the office for a design firm.

Mr. Tosi said the windows will be white with white divided light, and black trim will surround the windows.

Chairman Pietron asked why they are choosing a white exterior. Mr. Williams said it is a fresh look representing their business and will complement the exterior plantings and new windows.

Commissioner Zimmer asked if the building would be power washed. Mr. Tosi said the walls would be cleaned and repairs made as needed.

Commissioner Ingram said he likes the proposal and asked that the white exterior be well maintained.

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.

Hearing no further business, Chairman Pietron 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 7:13 p.m.

Minutes by: Anne Ryder Kirchner

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: May 28, 2024

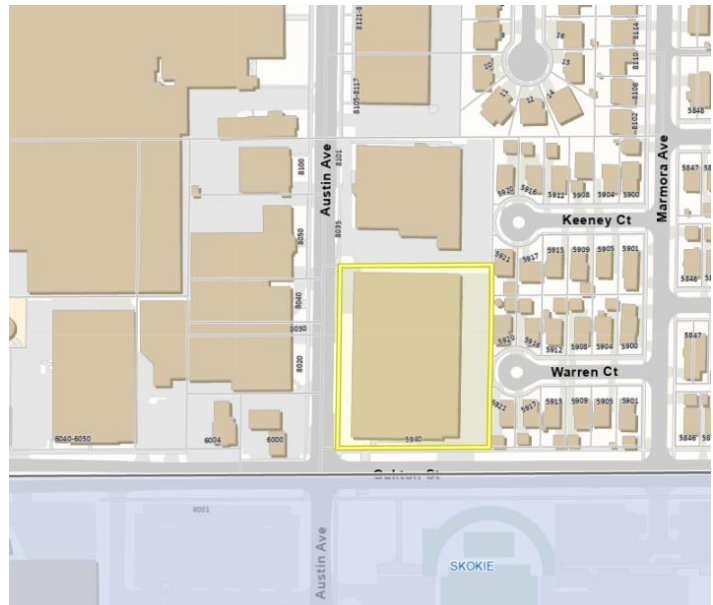
Re: Appearance Commission Case AC 24-10
Request for approval of an Appearance Certificate for replacement of a panel in a pylon sign that is nonconforming due to location at the property commonly known as 5940 Oakton Street in Morton Grove, Illinois (10-20-414-037-0000) pursuant to Section 10-10-7:G.

Project Overview

Service King Paint & Body Shop, doing business as Crash Champions Repair Team (“applicant”), filed a complete application requesting the Appearance Commission’s review and approval of a sign application with applicable waivers to requirements to allow the panel of a nonconforming pylon sign to be replaced at the property commonly known as 5940 Oakton Street, which is in a M-1 Restricted Manufacturing District.

Subject Property

The subject property is a corner lot located on the north side of Oakton Street and the east side of Austin Avenue. The parcel is zoned M-1 General Manufacturing and is 106,514 sq. ft. (2.4 acres) in total area. The adjoining property to the north is an industrial building in the M-1 Restricted Manufacturing zoning district. The properties to west across Austin Avenue are industrial buildings in the M-2 General Manufacturing zoning district. The adjoining properties to the east are single-family homes in the R-2 Single-family Residence zoning district. The subject property is located north across Oakton Street from the Village of Skokie.



Subject Property Location Map

Application

The applicant is proposing to replace the faces of an existing pylon sign on the subject property located along the Oakton Street frontage. The sign is nonconforming due to location as it is located only 3.5 feet from the public sidewalk along Oakton Street and a minimum setback of 4.1 feet is required. Any modification to a nonconforming sign requires Appearance Commission review and approval.

The applicant is requesting to replace a panel in an existing sign that was installed in May 2016. While the sign is nonconforming due to proximity to the Oakton Street right of way, the applicant is improving the area with the required landscape bed and the sign complies with all other Village requirements. Staff has no concerns relating to this application.

The Appearance Commission may approve waivers to the technical requirements of Chapter 10-10 Sign Regulations. For proposed signage, review shall be based on the standards established in Section 10-10-3:E. The following table compares the proposed modified pylon sign with the Village’s pylon sign requirements for the M-1 Restricted Manufacturing District, per Chapter 10-10 of the Municipal Code:

SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
Max. sign quantity (10-10-7:G.3)	Max. 1 sign per 150 ft. street frontage	1 pylon sign per 151.08 ft. street frontage	<i>Compliant</i>
Max. permitted height (10-10-7:G.3)	Max. 10 ft.	8.2 ft.	<i>Compliant</i>
Max. ground monument sign area (10-10-7:G.3, 10-10-6:H.3)	50 sq. ft. of sign face area measured to include only the portion of signage visible from a single vantage point for multifaced signs	27.3 sq. ft.	<i>Compliant</i>
Pylon sign location (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 4.1 ft. from ROW	3.5 from public ROW (Oakton Street)	Waiver of 0.6 ft. to allow a setback of 3.5 ft. from public ROW
Pylon sign landscape bed (10-10-7:G.5)	Min. 2 ft. radius from base of sign, min. 3 ft. height at planting	2 ft. landscape bed; Barberry shrubs with groundcover. Note indicates height will be 3 ft.	<i>Compliant</i>

As outlined in the table above, the proposed pylon signage requires one waiver to the following section of the Morton Grove Municipal Code:

- Section 10-10-7:G.6 – A waiver to the minimum required setback to allow a setback of 3.5 feet from Oakton Street.

Pylon Sign Panel Replacement

A new panel replacement within existing pylon sign is proposed. The new panel will not otherwise modify signage for the subject property and replaces the existing panel already dedicated to the business. The replacement of panels on the existing pylon sign requires no waivers and can be approved administratively by permit.

Appearance Commission Review

In accordance with Section 10-10-3:C.2, the Appearance Commission is charged with reviewing sign permit applications that do not meet technical requirements and determining whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 10, "Sign Regulations" as follows:

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

1. *In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
2. *There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
3. *Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)*
4. *The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. *Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
2. *The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
 3. *The sign will not:*
 - a. *Cause substantial injury to the value of other properties in the vicinity, or*
 - b. *Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
 - c. *Unreasonably impair the visibility to adjacent property or public right of way, or*
 - d. *Be inconsistent with any approved plan for the building or the district or area where it is located, or*
 - e. *Be inconsistent with other signs on the property, or with the architectural character of the building, or*
 - f. *Alter the essential character of the neighborhood, or*
 - g. *Violate the purpose, spirit, or intent of this code.*

Recommendation

If the Appearance Commission makes a motion to approve the request for waivers to select sign requirements at 5940 Oakton Street, staff recommends the following motion of approval:

Motion to approve Case AC 24-10, a request for replacement of a panel in a pylon sign that is nonconforming due to location at 5940 Oakton Street in Morton Grove, Illinois.