

**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.

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Minutes by: Anne Ryder Kirchner