

**MINUTES OF THE OCTOBER 1, 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, Pietron, and Zimmer

Commissioners Absent: Minx, absent with notice

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

Trustees Present: None

Chairperson Pietron proceeded to seek approval of the September 3, 2024, minutes.

Commissioner Zimmer moved to approve the minutes. Commissioner Block 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 Zimmer voting	aye
Chairperson Pietron voting	aye

Minutes approved (6-0)

Chairperson Pietron called for the case.

CASE: AC 24-12

APPLICANT: Chris Napleton, Napleton Honda of Morton Grove

LOCATION: 6900 Dempster Street
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate for replacement of monument sign that is nonconforming due to size, location, and lack of landscape bed at the property commonly known as 6900 Dempster Street in Morton Grove, Illinois (10-18-321-023-0000, 10-18-321-035-0000, 10-18-321-036-0000, 10-18-321-047-0000, 10-18-321-049-0000, 10-18-321-050-0000, 10-18-321-052-0000, 10-18-321-051-0000) pursuant to Section 10-10-7:G.

Mr. Nolin said the applicant (Napleton Honda) is requesting approval of an Appearance Certificate for a monument sign that exceeds the 50 square feet maximum allowed; it will be located on the side (east) lot line where a minimum

setback of 8 feet is required; and a landscape bed is not provided at the base. The sign was not included in materials previously approved for the Napleton Honda development currently under construction (AC 23-07).

A new monument sign is proposed to replace the existing located on Dempster Street. The current sign was installed over 10 years ago. The new sign will be placed on the existing foundation and have a steel gray pedestal. The application notes illumination of 6,500 degrees Kelvin for the monument base and sign face, but in the past the AC has required applicants to limit illumination to 5,000K (degrees Kelvin).

Mr. Napleton and the project architect were present to answer questions. The sign will have the same footprint, but the colors will be inverted. They are using the same foundation.

Commissioner Block asked if the sign is too far back. Staff noted it correctly observes the right-of way setback.

The illumination was discussed and will be changed to 5,000 K.

Commissioner Zimmer said the sign could use a landscape bed. Staff noted that the sign is on the east property line, it would difficult to add a bed.

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

Commissioner Ingram asked that the illumination be lowered to 5,000 K.

Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Hedrick voting	aye
Commissioner Ingram voting	aye
Commissioner Manno voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

CASE: AC 24-14

APPLICANT: Omni City Holdings, LLC

LOCATION: 6451 Main Street
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate for sign and building plans associated with case PC 24-08, a request for a Special Use Permit for the operation of an indoor recreational facility at the property commonly known as 6451 Main Street in Morton Grove, Illinois (10-19-401-004-0000) all within a M-2 General Manufacturing District, pursuant to Section 12-4-4:E.

Mr. Nolin said the applicant the applicant (Omni City Holdings) is seeking an Appearance Certificate for exterior improvements and interior renovations to the existing industrial building at 6451 Main Street to accommodate a proposed pickleball facility. Indoor recreational facilities are considered a special use within the M-2 zoning district.

While the northern portion of the industrial building is currently being renovated to accommodate a garment manufacturer (GIL Sewing), that business has no plans to use the southern warehouse portion of the building and the property owner has proposed a pickleball facility as a potential co-tenant that would feature six pickleball courts, seating areas, and a bar on the first floor. The second floor would feature additional seating and could eventually accommodate a golf simulator or similar virtual sport amenity. The façade on the southern portion of the building would be renovated to feature the pickleball facility signage, a new entrance, and foyer, and foundation landscaping.

The applicant is also pursuing a parking variation to redesign and expand the existing parking lot to maximize the number of spaces available to all uses at 6451 Main Street including the primary tenant, GIL Sewing. The parking lot redesign, including landscaping, requires a variation as the existing parking lot is located in a front yard which is in a nonconforming location. As such, the Special Use Permit application for the proposed pickleball facility and the parking variation are being reviewed in parallel with one another by the Plan Commission and Zoning Board of Appeals.

Alex Khakham was present to answer questions. He explained the pickleball area renovations. The exterior changes will be paint, lighting and landscaping.

Chairman Pietron asked about the lighting. The signs will be illuminated and less than 5,000K. One sign will not be illuminated from the interior.

Landscape was discussed. Foundation planting are proposed and will not include boxwoods as requested by Commissioner Zimmer.

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 Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

CASE: AC 24-13

APPLICANT: Village of Morton Grove

LOCATION: 6101 Capulina Avenue
Morton Grove, Illinois 60053

PETITION: The Village of Morton Grove Environment & Natural Resources Commission requests approval of a Text Amendment to Sections 1-9C-5, 7-2-6, 7-2-8, 7-11-1 through 4, 12-11-8, and creation of a new Section 12-11-7, to modify and establish regulations relating to tree preservation and protection and to establish a tree planting fund.

Mr. Nolin said the Village of Morton Grove (“applicant”) is proposing amendments to Chapter 12-11 and numerous related sections to establish a Tree Ordinance to help preserve and protect the Village’s tree canopy. Staff is seeking the Appearance Commission’s review and recommendation of approval of the proposed amendment prior to consideration by the Village Board of Trustees.

The revisions establish a Tree Planting Fund, clarify public tree removal procedures, enhance tree protection requirements, establish landscape and tree preservation plan requirements, prohibit certain invasive plant species, add species diversity requirements, enhance planting requirements, and regulate the removal of select trees on select properties (with exemptions provided for certain conditions outside the control of the property owner). Chairperson Pietron asked for any other business or discussion.

Mr. Molin presented the proposed changes and additions to the Unified Development code regarding tree preservation and landscaping requirements. The Environmental and Natural Resources Commission reviewed the changes and members are here tonight.

Commissioner Ingram asked about development fees. The Village is not adding an additional impact fee, only fees for the removal of trees. A tree planning grant is being submitted to the State in relation to the changes in the code.

Tree protection will now be part of the building permit process. Foundation plantings will now be required for new construction and additions.

The fee-in-lieu for removal is \$300 for a minimum 12-inch diameter tree at breast height. This will not apply to the single-family districts that are under less than one-half acre.

Commissioner Zimmer asked if sodded areas should be sprinkled or close to a water source. Staff will take that under consideration.

Chairman Pietron said this a welcome change. Commissioners thanked the ENRC and Mr. Nolin for the effort and explanation this evening.

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 Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

Hearing no further business, Chairman Pietron 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 7:33 p.m. Minutes by: Anne Ryder Kirchner